

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number Lake City / 8
Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 541
 Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$100,200	\$142,800	\$243,000	\$262,300	92.6%	11.57%
2003 Value	\$107,100	\$152,100	\$259,200	\$262,300	98.8%	11.54%
Change	+\$6,900	+\$9,300	+\$16,200		+6.2%	-0.03%
% Change	+6.9%	+6.5%	+6.7%		+6.7%	-0.26%

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -0.03% and -0.26% actually indicate an improvement.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. The sale summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2002 and parcels with a 2002 assessed improvements value of \$10,000 or less.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$101,900	\$146,300	\$248,200
2003 Value	\$109,000	\$156,000	\$265,000
Percent Change	+7.0%	+6.6%	+6.8%

Number of one to three unit residences in the Population: 6146

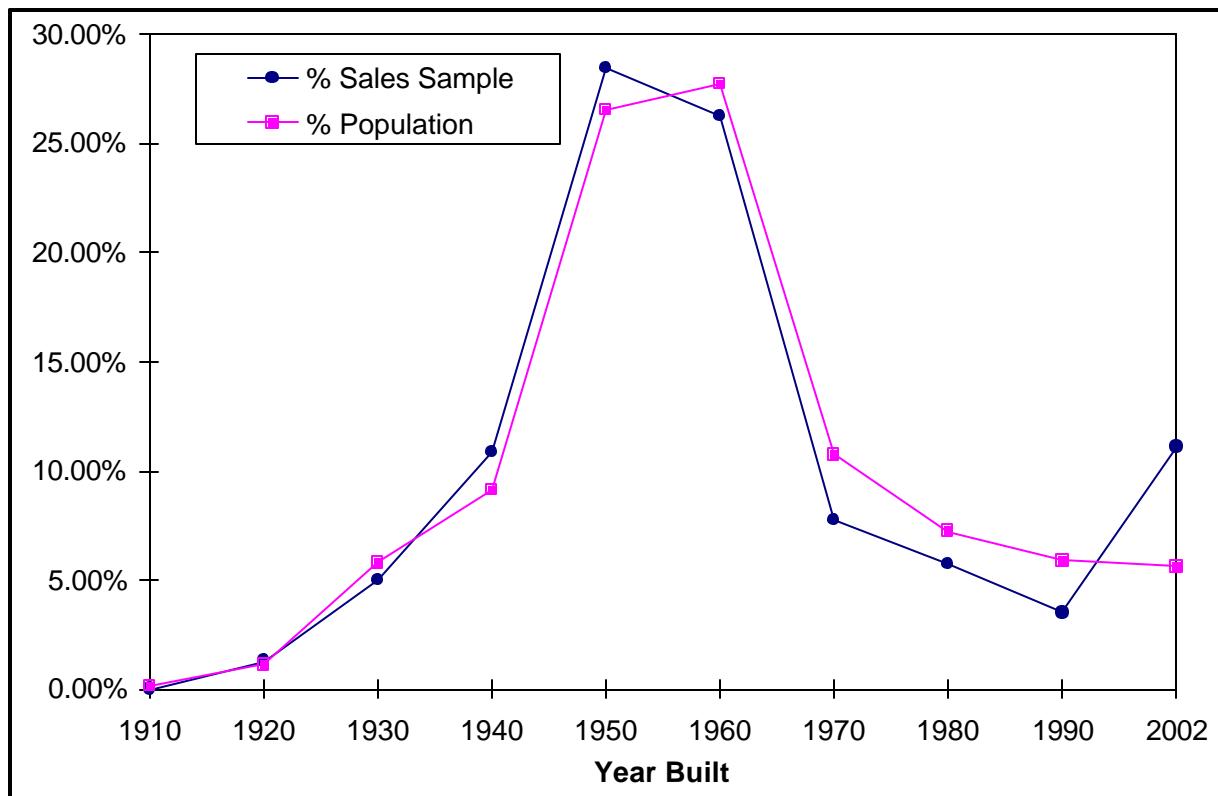
The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2002 and parcels with a 2002 assessed improvements value of \$10,000 or less.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The results showed that including a variable for sub-area improved uniformity of assessments throughout the area. For instance, the assessment ratio (assessed value/sale price) for houses in sub-area 8 were higher than others and the formula adjusted them upward less than the other parcels.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

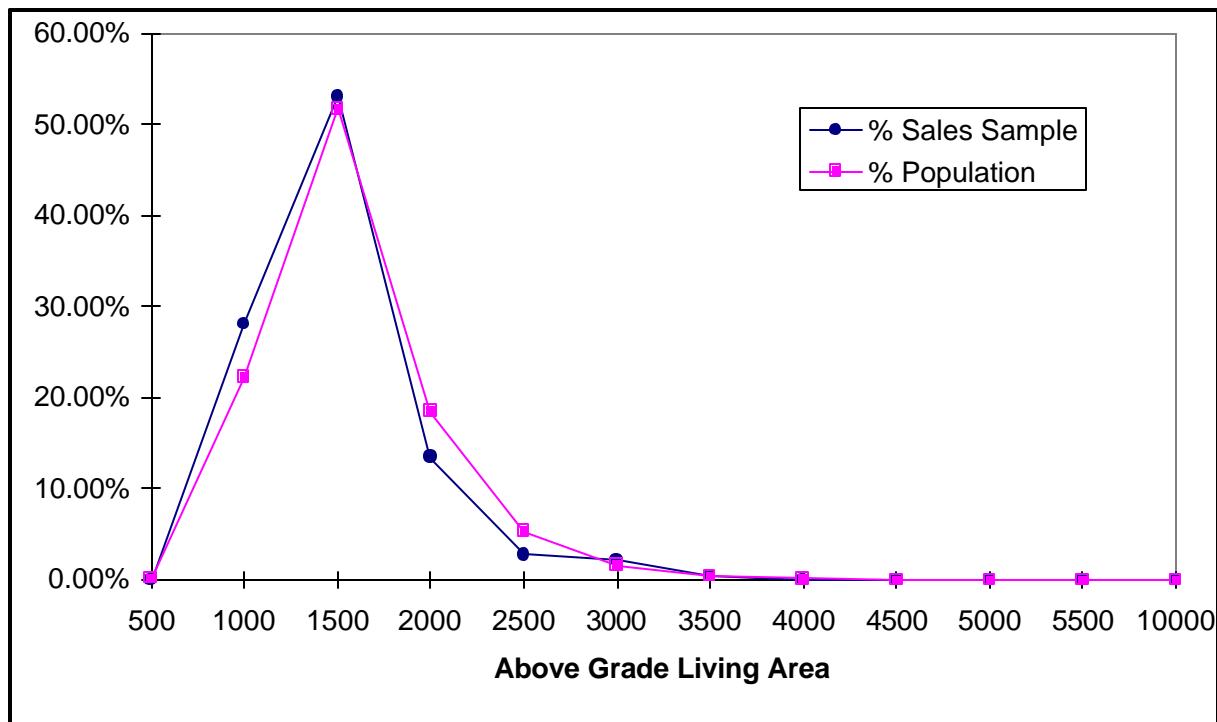
Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	0	0.00%	1910	9	0.15%
1920	7	1.29%	1920	69	1.12%
1930	27	4.99%	1930	357	5.81%
1940	59	10.91%	1940	562	9.14%
1950	154	28.47%	1950	1631	26.54%
1960	142	26.25%	1960	1705	27.74%
1970	42	7.76%	1970	661	10.75%
1980	31	5.73%	1980	445	7.24%
1990	19	3.51%	1990	362	5.89%
2002	60	11.09%	2002	345	5.61%
	541			6146	



The sales sample frequency distribution follows the population distribution closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

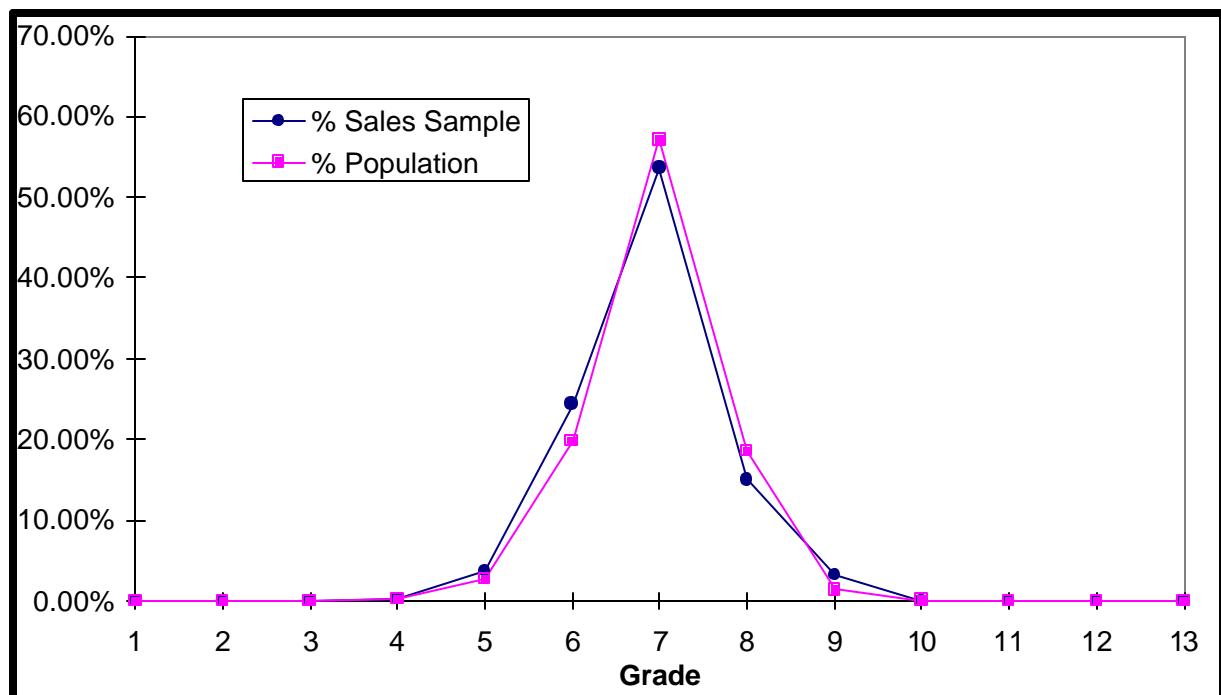
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	10	0.16%
1000	152	28.10%	1000	1366	22.23%
1500	287	53.05%	1500	3179	51.72%
2000	73	13.49%	2000	1138	18.52%
2500	15	2.77%	2500	327	5.32%
3000	12	2.22%	3000	97	1.58%
3500	2	0.37%	3500	22	0.36%
4000	0	0.00%	4000	6	0.10%
4500	0	0.00%	4500	0	0.00%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
10000	0	0.00%	10000	1	0.02%
		541			6146



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

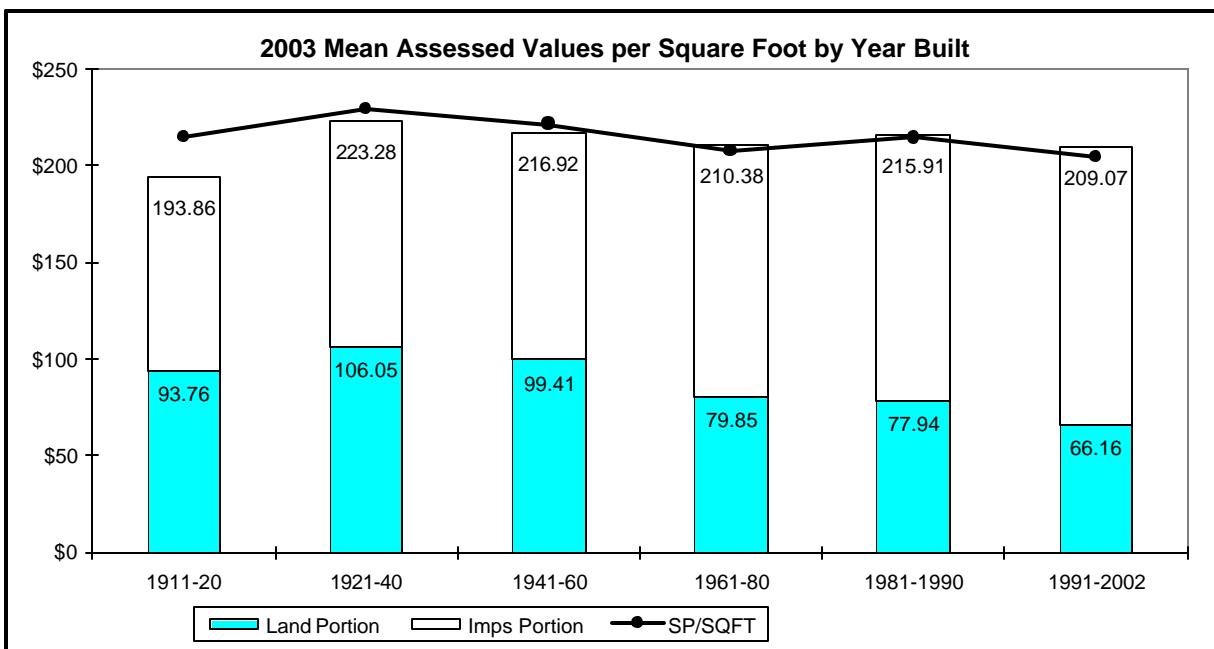
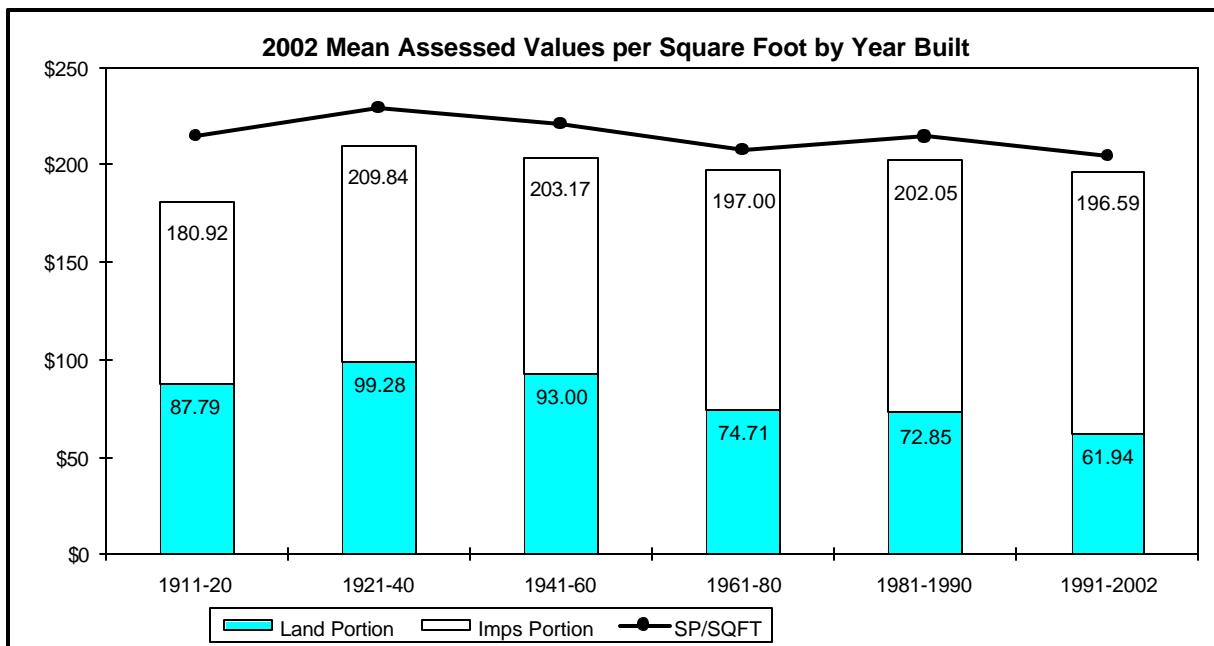
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	1	0.18%	4	16	0.26%
5	20	3.70%	5	162	2.64%
6	132	24.40%	6	1220	19.85%
7	290	53.60%	7	3513	57.16%
8	81	14.97%	8	1143	18.60%
9	17	3.14%	9	86	1.40%
10	0	0.00%	10	4	0.07%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		541			6146



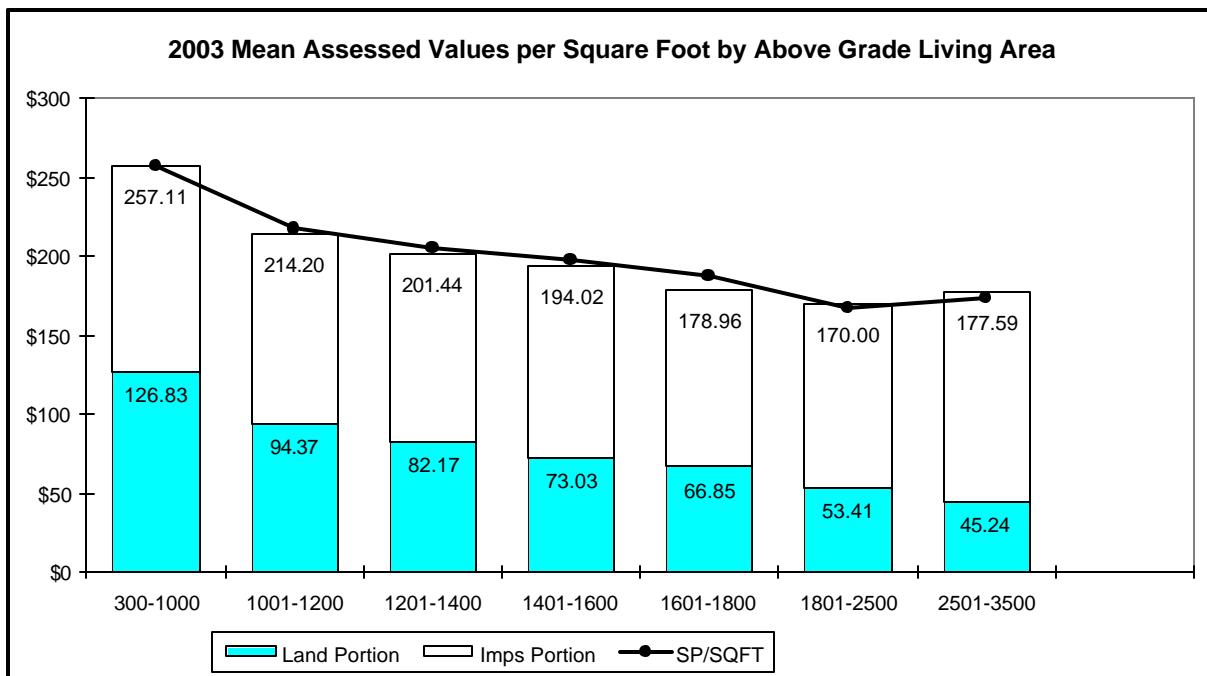
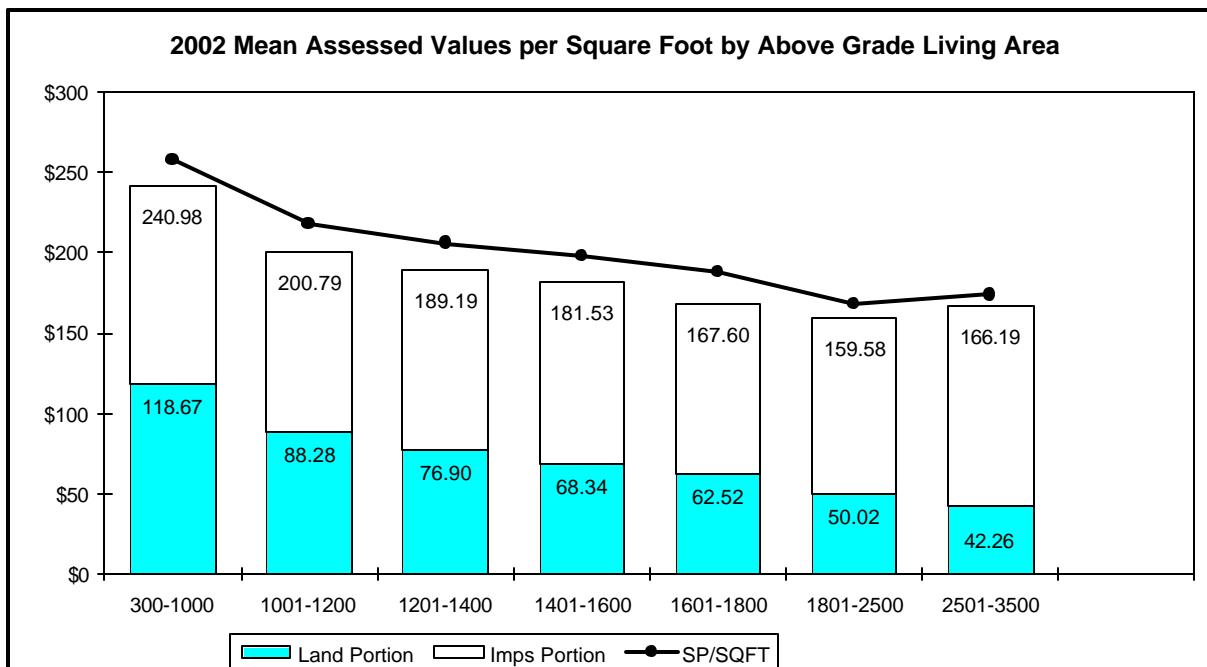
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



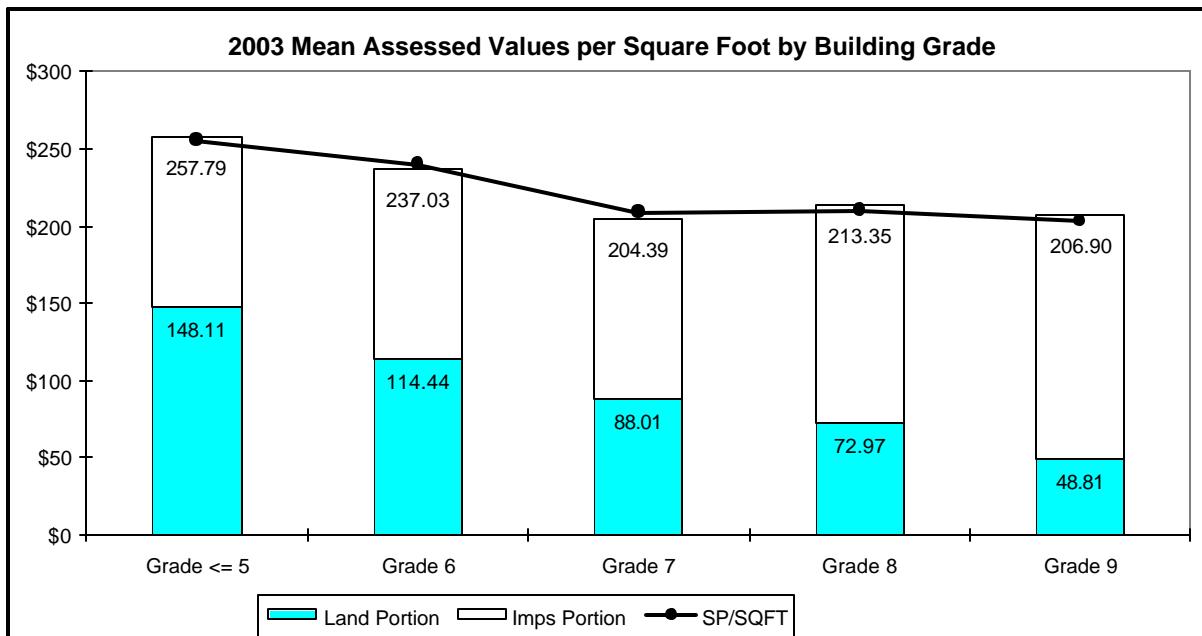
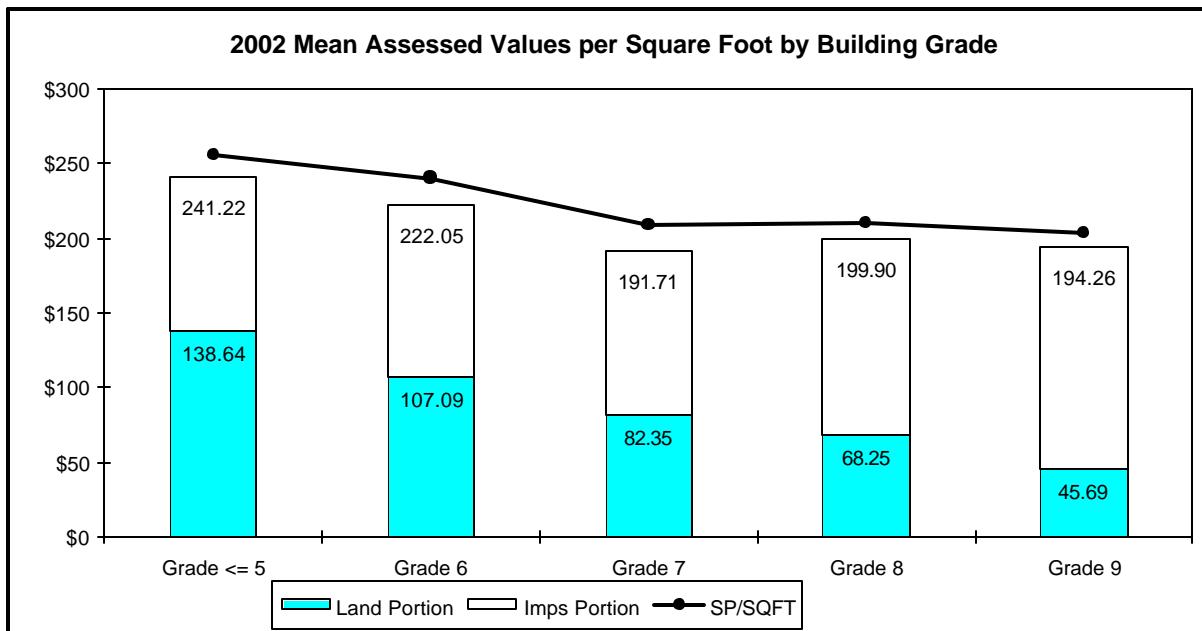
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. There were only 7 sales of houses built between 1900 and 1920. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. There are only 32 sales of houses with above grade living area between 1601 and 1800 square feet. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/2/2001 through 12/4/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales removed list

See the attached sales available and sales removed lists at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the constant from the model, a market adjustment for land values was derived. The formula is:

$$\text{2003 Land Value} = \text{2002 Land Value} \times 1.074$$

with the results rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

The total assessed values on all improved parcels were based on the analysis of the 541 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression approach with the 2002 assessment ratio being the dependent variable.

Improved Parcel Update (continued)

The results showed that including a variable for sub-area improved uniformity of assessments throughout the area. For instance, the assessment ratio (assessed value/sale price) for houses in sub-area 8 were higher than others and the formula adjusted them upward less than the other parcels.

The derived adjustment formula is:

$$\text{2003 Total Value} = \text{2002 Total Value} / (0.9314199 + 0.02505887 \text{ (if Sub-area = 8)})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2003 Improvements Value} = \text{2003 Total Value} \text{ minus } \text{2003 Land Value}$$

An explanatory adjustment table is included in this report.

An explanatory adjustment table is included in this report on page 11.

Other: If multiple houses exist on a parcel, then: 2003 Total Value = 2002 Total Value * 1.074 (rounded down), then, 2003 Imps Value = 2003 Total – 2003 Land.

If a house and mobile home exist, the formula derived from the house is used.

If “accessory improvements only”, then: 2003 Total Value = 2002 Total Value * 1.074 (rounded down), then, 2003 Imps Value = 2003 Total – 2003 Land. *These include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less and “No Perc” (SewerSystem=3) land values are not changed from 2002.

If 2003 Total Value calculates at less than or equal to 2003 Land Value, then 2003 Land Value + 2002 Imps Value = 2003 Total Value.

Residential properties located on commercially zoned land will be valued using 2002 total value x 1.00.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample.. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = 2003 \text{ Land Value} + \text{Previous Improvement Value} * 1.074, \text{ with results rounded down to the next \$1,000}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 8 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value*(1 + Overall +/- Characteristic Adjustments as Apply Below)

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.4%

Subarea

8

% Adjustment

-2.8%

Comments:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance: a house in sub-area 8 would *approximately* receive a 4.6% *upward* adjustment (7.4% for the overall mitigated by 2.8% for sub-area).

There are 924 houses in sub-area 8. About 84% of the population of 1 - 3 family residences is adjusted by the overall alone.

Area 8 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
4	1	0.955	1.019	6.7%	N/A	N/A
5	20	0.948	1.013	6.9%	0.962	1.064
6	132	0.922	0.985	6.7%	0.964	1.005
7	290	0.916	0.976	6.6%	0.964	0.989
8	81	0.948	1.012	6.8%	0.983	1.040
9	17	0.956	1.018	6.5%	0.984	1.052
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<1930	26	0.862	0.921	6.8%	0.872	0.970
1960-1969	44	0.945	1.010	6.8%	0.974	1.046
1970-1979	28	0.933	0.998	7.0%	0.941	1.056
1980-1999	51	0.956	1.019	6.6%	0.989	1.049
>=2000	34	0.939	0.998	6.2%	0.963	1.032
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	1	0.727	0.780	7.3%	N/A	N/A
Average	399	0.932	0.994	6.7%	0.983	1.006
Good	121	0.916	0.977	6.6%	0.956	0.997
Very Good	20	0.885	0.944	6.8%	0.880	1.009
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	418	0.925	0.988	6.7%	0.977	0.999
1.5	66	0.893	0.950	6.5%	0.922	0.978
>=2	57	0.960	1.023	6.5%	0.999	1.046
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<800	48	0.935	0.999	6.8%	0.969	1.030
800-899	52	0.927	0.988	6.6%	0.957	1.019
900-999	50	0.948	1.010	6.6%	0.976	1.044
1000-1099	56	0.907	0.968	6.7%	0.939	0.997
1100-1199	74	0.928	0.991	6.8%	0.966	1.016
1200-1299	55	0.938	0.998	6.4%	0.965	1.030
1300-1399	56	0.910	0.969	6.5%	0.935	1.003
1400-1499	43	0.905	0.967	6.8%	0.927	1.006
1500-1699	52	0.918	0.981	6.9%	0.948	1.014
>=1700	55	0.943	1.006	6.7%	0.976	1.036

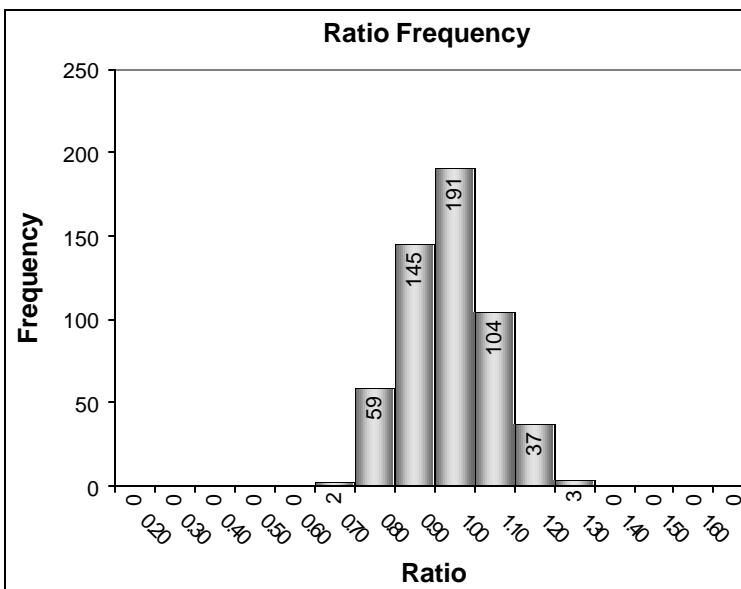
Area 8 Annual Update
Ratio Confidence Intervals

View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower	2003 Upper
					95% C.L..	95% C.L.
N	537	0.927	0.988	6.7%	0.979	0.998
Y	4	0.896	0.948	5.8%	0.674	1.222
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower	2003 Upper
					95% C.L..	95% C.L.
N	541	0.926	0.988	6.7%	0.978	0.998
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower	2003 Upper
					95% C.L..	95% C.L.
1	148	0.922	0.988	7.1%	0.968	1.009
3	122	0.938	1.005	7.2%	0.984	1.026
7	180	0.906	0.971	7.1%	0.955	0.987
8	91	0.951	0.992	4.3%	0.971	1.012
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower	2003 Upper
					95% C.L..	95% C.L.
<3000	16	0.993	1.050	5.7%	1.021	1.078
3000-4999	8	0.890	0.946	6.3%	0.851	1.041
5000-5999	32	0.914	0.976	6.8%	0.938	1.015
6000-6999	82	0.911	0.973	6.8%	0.946	1.000
7000-7999	172	0.925	0.988	6.8%	0.971	1.005
8000-8999	114	0.933	0.995	6.6%	0.974	1.016
9000-9999	59	0.927	0.989	6.7%	0.959	1.018
10000-11999	40	0.942	1.003	6.5%	0.963	1.043
>=12000	18	0.912	0.972	6.7%	0.897	1.048

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NW/3	Lien Date: 1/1/2002	Date of Report: 6/30/2003	Sales Dates: 1/01 - 12/02
Area 8	Analyst ID: JHEL	Property Type: 1-3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	541		
Mean Assessed Value	243,000		
Mean Sales Price	262,300		
Standard Deviation AV	62,994		
Standard Deviation SP	69,954		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.936		
Median Ratio	0.932		
Weighted Mean Ratio	0.926		
UNIFORMITY			
Lowest ratio	0.691		
Highest ratio:	1.224		
Coefficient of Dispersion	9.41%		
Standard Deviation	0.108		
Coefficient of Variation	11.57%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.923		
Upper limit	0.946		
95% Confidence: Mean			
Lower limit	0.927		
Upper limit	0.945		
SAMPLE SIZE EVALUATION			
n (population size)	6146		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.108		
Recommended minimum:	19		
Actual sample size:	541		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	274		
# ratios above mean:	267		
Z:	0.301		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



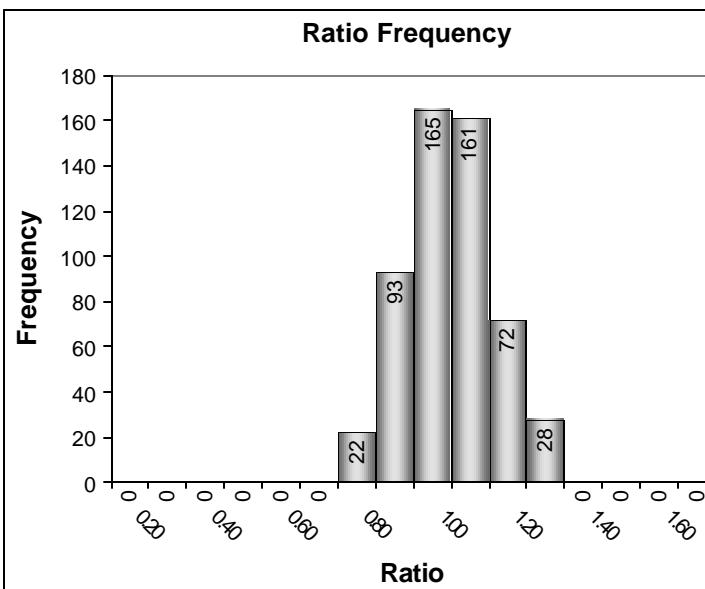
COMMENTS:

1 - 3 Family Residences throughout the area.

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NW/3	Lien Date: 1/1/2003	Date of Report: 6/30/2003	Sales Dates: 1/01- 12/02
Area 8	Analyst ID: JHEL	Property Type: 1 - 3 Family Residences	Adjusted for time? No
SAMPLE STATISTICS			
Sample size (n)	541		
Mean Assessed Value	259,200		
Mean Sales Price	262,300		
Standard Deviation AV	67,416		
Standard Deviation SP	69,954		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.995		
Weighted Mean Ratio	0.988		
UNIFORMITY			
Lowest ratio	0.741		
Highest ratio:	1.296		
Coefficient of Dispersion	9.35%		
Standard Deviation	0.115		
Coefficient of Variation	11.54%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.980		
Upper limit	1.011		
95% Confidence: Mean			
Lower limit	0.988		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
n (population size)	6146		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.115		
Recommended minimum:	21		
Actual sample size:	541		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	277		
# ratios above mean:	264		
Z:	0.559		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

Assessment levels and uniformity are improved by Annual Update.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- | | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

- | | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

Improved Sales Used in this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	344800	1920	8/15/01	172000	570	0	5	1927	4	7597	N	N	11513 30TH AV NE
1	393590	0286	4/5/01	203000	620	0	5	1931	3	7314	N	N	11320 40TH AV NE
1	882090	3681	4/15/02	156000	630	0	5	1946	3	6900	N	N	11725 36TH AV NE
1	145360	2147	4/26/01	174950	660	0	5	1950	3	7250	N	N	13045 37TH AV NE
1	256830	0331	8/16/02	205000	670	0	5	1947	3	7849	N	N	10331 FISCHER PL NE
1	344800	2090	9/15/02	198000	670	0	5	1952	3	4400	N	N	11525 32ND AV NE
1	383400	0190	3/8/02	222000	740	0	5	1951	4	5747	N	N	13702 37TH AV NE
1	882090	3430	11/29/01	189500	790	0	5	1938	4	10446	N	N	11732 38TH AV NE
1	882090	1175	10/29/01	184000	1060	0	5	1926	3	10446	N	N	12027 40TH AV NE
1	882290	1350	4/23/01	179950	660	0	6	1940	4	6060	N	N	12017 35TH AV NE
1	407780	0531	3/21/01	164500	670	0	6	1951	3	7200	N	N	3616 NE 110TH ST
1	805850	0024	9/20/02	237500	670	0	6	1924	3	7245	N	N	10711 28TH AV NE
1	383400	0780	6/8/01	205500	720	400	6	1949	3	8149	N	N	13528 36TH AV NE
1	882090	1178	11/5/02	216000	750	0	6	1948	3	8510	N	N	12020 39TH AV NE
1	075200	0050	9/14/01	239000	770	200	6	1926	4	5280	N	N	11328 30TH AV NE
1	075200	0110	1/14/02	209000	770	0	6	1950	3	7920	N	N	11321 31ST AV NE
1	932480	0020	3/20/01	196000	780	160	6	1935	4	8108	N	N	14340 35TH AV NE
1	145410	0163	7/25/01	144000	800	0	6	1949	4	6092	N	N	3528 NE 125TH ST
1	399270	0610	1/18/02	169950	800	0	6	1936	4	5313	N	N	11550 BARTLETT AV NE
1	081400	0005	7/5/01	265000	810	230	6	1944	3	12284	N	N	11543 SAND POINT WY NE
1	407780	0580	5/24/01	170000	810	0	6	1947	3	7939	N	N	11357 36TH AV NE
1	882090	3302	11/14/02	245000	810	0	6	1940	3	6626	N	N	11703 BARTLETT AV NE
1	081400	0020	2/8/02	239950	830	0	6	1944	3	7000	N	N	11529 SAND POINT WY NE
1	075100	0165	3/28/02	250000	850	0	6	1948	3	7740	N	N	11345 35TH AV NE
1	075100	0060	6/24/02	234950	860	0	6	1947	3	7740	N	N	11051 35TH AV NE
1	075100	0085	6/12/02	229950	860	0	6	1947	4	7500	N	N	11019 35TH AV NE
1	399270	0472	11/29/01	169950	860	0	6	1948	4	7200	N	N	11541 BARTLETT AV NE
1	882090	0815	3/26/01	165000	860	0	6	1938	3	7219	N	N	12350 35TH AV NE
1	932480	0110	12/20/01	230000	860	0	6	1940	4	8102	N	N	14357 36TH AV NE
1	399270	0523	10/1/01	194000	870	0	6	1949	3	7227	N	N	11564 ALTON AV NE
1	344800	0776	5/2/02	210000	890	0	6	1949	4	6050	N	N	3217 NE 120TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	399270	0350	3/9/01	239500	900	800	6	1941	3	6350	N	N	11505 40TH AV NE
1	882090	0720	8/22/01	187500	900	0	6	1942	3	10445	N	N	12324 36TH AV NE
1	075100	0025	7/24/02	233200	910	0	6	1926	3	7740	N	N	11030 34TH AV NE
1	145410	0328	8/14/01	154500	910	0	6	1934	3	5001	N	N	3731 NE 130TH ST
1	344800	2050	10/10/02	269950	930	0	6	1942	4	6600	N	N	11520 31ST AV NE
1	344800	2115	6/4/01	235000	940	470	6	1941	5	6628	N	N	11512 32ND AV NE
1	383400	0280	10/31/01	215000	940	290	6	1951	3	8145	N	N	13751 37TH AV NE
1	145410	0266	7/17/02	260000	950	200	6	1938	4	8745	N	N	3744 NE 125TH ST
1	766370	0952	8/29/02	225000	950	0	6	1947	4	7945	N	N	14287 35TH AV NE
1	882090	1015	4/30/02	209950	950	0	6	1937	4	10445	N	N	12029 38TH AV NE
1	882090	0828	3/6/01	225000	960	300	6	1940	3	10640	N	N	12341 36TH AV NE
1	882090	0872	7/17/02	242000	960	120	6	1947	3	9600	N	N	12307 36TH AV NE
1	145410	0106	4/12/02	162000	1010	0	6	1939	3	8800	N	N	12747 37TH AV NE
1	344800	2091	4/3/01	210000	1030	120	6	1948	3	4283	N	N	11529 32ND AV NE
1	399270	0462	7/18/02	275000	1030	0	6	1946	4	6275	N	N	11514 40TH AV NE
1	882190	0170	2/21/02	209950	1080	560	6	1937	4	7214	N	N	11748 35TH AV NE
1	256830	0250	1/18/02	182950	1100	0	6	1926	4	6805	N	N	10304 FISCHER PL NE
1	399270	0345	4/10/01	227000	1100	0	6	1940	3	6000	N	N	3940 NE 115TH ST
1	075100	0035	7/22/02	255000	1120	170	6	1926	5	7740	N	N	11038 34TH AV NE
1	399270	0525	10/18/02	247000	1120	0	6	1949	3	7200	N	N	11516 ALTON AV NE
1	407780	0535	3/6/01	229900	1130	0	6	1918	3	7380	N	N	11025 38TH AV NE
1	882090	1040	7/16/01	247500	1140	0	6	1938	4	9513	N	N	12011 38TH AV NE
1	981170	0070	6/11/02	295000	1160	230	6	1939	3	7420	N	N	3008 NE 110TH ST
1	882090	0540	4/25/01	215950	1170	0	6	1930	3	5223	N	N	12348 38TH AV NE
1	075100	0160	8/9/01	251500	1180	120	6	1948	3	7740	N	N	11351 35TH AV NE
1	890250	0320	8/12/02	235000	1180	0	6	1953	4	6426	N	N	2702 NE 110TH ST
1	383400	0745	10/18/01	199950	1280	0	6	1946	5	8149	N	N	13515 37TH AV NE
1	882090	3651	5/2/02	245000	1300	0	6	1956	3	9440	N	N	11751 36TH AV NE
1	145410	0103	2/21/02	225000	1340	0	6	1949	3	6126	N	N	3533 NE 130TH ST
1	890300	0060	7/22/02	224000	1360	0	6	1947	4	8101	N	N	11350 28TH AV NE
1	882090	0740	12/18/02	289000	1400	0	6	1930	3	10445	N	N	12346 36TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	882090	1054	1/10/02	236000	1410	0	6	1921	4	6891	N	N	3634 NE 120TH ST
1	383400	0325	11/19/02	248600	890	0	7	1951	4	7468	N	N	3618 NE 137TH ST
1	383400	0325	3/19/01	200000	890	0	7	1951	4	7468	N	N	3618 NE 137TH ST
1	407780	0515	9/24/02	235000	890	0	7	1951	3	7200	N	N	3837 NE 113TH ST
1	145360	2022	12/20/01	189950	920	0	7	1953	3	7200	N	N	13406 35TH AV NE
1	932480	0095	11/27/01	229000	940	200	7	1954	3	8108	N	N	14339 36TH AV NE
1	145360	2240	6/25/01	199950	960	0	7	1951	3	5001	N	N	3520 NE 130TH ST
1	145410	0321	9/23/01	225000	960	240	7	1953	3	12680	N	N	12739 39TH AV NE
1	383400	0520	8/8/01	225000	1000	250	7	1952	3	7654	N	N	13723 35TH AV NE
1	407780	0585	9/26/02	265000	1010	0	7	1955	3	13496	N	N	3548 NE 113TH ST
1	399270	0625	2/22/02	255000	1020	500	7	1941	3	7554	N	N	11347 SAND POINT WY NE
1	407780	0469	7/26/01	225000	1040	0	7	1950	3	8232	N	N	3816 NE 113TH ST
1	407780	0215	6/5/02	213000	1050	0	7	1956	3	7054	N	N	11335 SAND POINT WY NE
1	514400	0090	6/11/01	189500	1050	0	7	1954	3	6078	N	N	2701 NE 110TH ST
1	145360	2284	4/10/02	207500	1070	270	7	1997	3	2040	N	N	12742 G 35TH AV NE
1	145360	2286	2/20/01	194000	1070	270	7	1997	3	1462	N	N	12736 F 35TH AV NE
1	344800	0670	2/25/02	243000	1080	930	7	1958	3	6750	N	N	3309 NE 120TH ST
1	145360	2200	1/27/02	255000	1090	850	7	1941	3	7280	N	N	13018 35TH AV NE
1	890250	0306	3/5/02	225500	1100	0	7	1953	3	7200	N	N	11015 28TH AV NE
1	145360	2323	4/17/01	224500	1100	0	7	2000	3	1388	N	N	12726 C 35TH AV NE
1	407780	0435	3/26/02	235000	1130	0	7	1951	3	7800	N	N	4040 NE 110TH ST
1	981170	0139	9/13/02	255000	1130	0	7	1980	3	7208	N	N	11025 31ST AV NE
1	145360	2325	3/21/01	229500	1130	0	7	2000	3	1493	N	N	12726 A 35TH AV NE
1	383400	0720	5/21/02	236250	1140	0	7	1958	4	8147	N	N	13541 37TH AV NE
1	399270	0621	6/26/01	229950	1150	0	7	1992	3	6810	N	N	4127 NE 115TH ST
1	407780	0493	11/5/02	330000	1150	940	7	2002	3	10400	N	N	3816 NE 110TH ST
1	145360	2300	7/16/01	226500	1160	270	7	1999	3	3135	N	N	12730 35TH AV NE
1	145410	0035	9/11/01	258500	1160	550	7	1959	4	8001	N	N	13057 37TH AV NE
1	932480	0360	5/9/02	263000	1160	520	7	1964	4	8739	N	N	3604 NE 143RD ST
1	145410	0307	2/12/02	250000	1180	400	7	1968	4	8041	N	N	12729 39TH AV NE
1	311960	0040	1/3/02	203000	1180	500	7	1974	3	7557	N	N	10724 28TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	890300	0031	10/11/02	216200	1180	0	7	1950	3	6000	N	N	2810 NE 113TH ST
1	399270	0420	6/5/01	235000	1200	0	7	1936	3	7620	N	N	11536 39TH AV NE
1	383400	0820	7/19/02	260000	1220	0	7	1957	4	8555	N	N	13545 39TH AV NE
1	882090	3460	7/23/02	256000	1220	140	7	1930	3	5223	N	N	3803 NE 120TH ST
1	882090	0831	7/27/01	230000	1240	1240	7	1958	3	10400	N	N	12329 36TH AV NE
1	383400	0645	8/15/02	275000	1250	550	7	1955	3	8149	N	N	13515 36TH AV NE
1	344800	0671	1/5/01	278000	1260	630	7	1958	3	6550	N	N	3301 NE 120TH ST
1	766370	0967	11/7/02	296000	1270	1270	7	1978	3	7320	N	N	14015 35TH AV NE
1	882090	0640	6/14/02	327000	1270	600	7	1960	4	10446	N	N	12321 38TH AV NE
1	145410	0297	10/22/01	270000	1290	360	7	1966	4	5601	N	N	12701 39TH AV NE
1	344800	0725	12/1/02	200000	1290	0	7	1926	4	7700	N	N	11830 32ND AV NE
1	882090	1041	10/9/01	366950	1290	940	7	1994	3	7200	N	N	3622 NE 120TH ST
1	344800	1080	12/28/02	239000	1300	0	7	1941	4	8906	N	N	11861 31ST PL NE
1	344800	1080	5/29/01	230000	1300	0	7	1941	4	8906	N	N	11861 31ST PL NE
1	383400	0415	6/10/02	257000	1310	420	7	1951	3	8146	N	N	13717 36TH AV NE
1	393590	0280	4/6/01	230000	1330	0	7	1950	3	8460	N	N	11326 40TH AV NE
1	882090	0817	12/28/01	319000	1330	930	7	2001	3	7229	N	N	12344 35TH AV NE
1	882190	0100	11/7/02	317500	1340	790	7	2003	3	5553	N	N	12046 35TH AV NE
1	145360	2287	12/17/02	240000	1380	420	7	1997	3	2174	N	N	12742 C 35TH AV NE
1	145360	2288	10/10/02	236500	1380	420	7	1997	4	1365	N	N	12742 D 35TH AV NE
1	145410	0006	4/19/02	297500	1390	0	7	1950	3	10467	N	N	3641 NE 135TH ST
1	407780	0480	4/24/01	296500	1430	0	7	1953	4	8400	N	N	3832 NE 113TH ST
1	145410	0390	12/27/02	280000	1450	350	7	1963	3	8500	N	N	13032 37TH AV NE
1	393590	0351	5/7/01	244950	1450	0	7	1954	3	6000	N	N	3911 NE 115TH ST
1	407780	0600	10/29/02	330000	1450	1100	7	1961	3	7306	N	N	3516 NE 113TH ST
1	637000	0080	2/27/02	340000	1460	1400	7	1960	3	6361	N	N	2515 NE 106TH PL
1	383400	0709	8/6/01	230000	1470	610	7	1987	3	7062	N	N	3615 NE 137TH ST
1	407780	0529	1/23/01	371500	1470	200	7	1919	5	8700	N	N	3900 NE 110TH ST
1	145360	2160	9/12/01	368950	1490	1490	7	1969	3	7545	N	N	13029 37TH AV NE
1	399270	0620	9/16/02	245000	1490	0	7	1953	3	6657	N	N	4111 NE 115TH ST
1	282604	9098	12/10/01	394000	1510	770	7	1942	5	14290	N	N	10523 RAVENNA AV NE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	407780	0250	1/15/02	345000	1530	0	7	1942	5	7751	N	N	4224 NE 110TH ST
1	882090	0299	12/13/02	335000	1540	610	7	1949	3	3962	N	N	12337 SAND POINT WY NE
1	282604	9215	3/28/01	237000	1550	0	7	1961	3	7378	N	N	2711 NE 106TH PL
1	407780	0597	7/23/01	272500	1580	0	7	1960	3	7297	N	N	11314 35TH AV NE
1	145360	2320	4/24/01	279500	1590	0	7	2000	3	2126	N	N	12728 35TH AV NE
1	145360	2322	3/27/01	277500	1590	0	7	2000	3	2173	N	N	12724 35TH AV NE
1	145410	0111	6/15/01	270000	1600	1600	7	1966	4	7201	N	N	12737 37TH AV NE
1	256830	0210	8/23/01	390000	1620	1050	7	1920	5	16720	N	N	2500 NE 100TH ST
1	344800	1860	6/26/01	265000	1700	1000	7	1947	3	21372	N	N	2805 NE 117TH ST
1	882090	3653	3/13/01	260000	1700	0	7	1994	3	7503	N	N	3521 NE 120TH ST
1	932480	0005	8/14/01	225000	1710	0	7	1943	3	8102	N	N	14356 35TH AV NE
1	311960	0010	5/24/02	285000	1720	0	7	1977	3	7200	N	N	2812 NE 107TH ST
1	890250	0255	9/26/02	345000	1730	1230	7	1995	3	7992	N	N	2822 NE 110TH ST
1	145360	2120	9/19/02	291500	1920	0	7	1990	3	10100	N	N	13054 35TH AV NE
1	882090	0416	12/18/02	245000	1940	0	7	1956	4	6000	N	N	12337 40TH AV NE
1	145410	0227	12/11/02	325000	2160	0	7	1997	3	7330	N	N	12704 37TH AV NE
1	407780	0280	6/11/02	287000	2340	0	7	1941	3	8880	N	N	11029 BARTLETT AV NE
1	282604	9252	5/27/02	345000	1500	1500	8	1980	3	7840	N	N	2723 NE 110TH ST
1	145360	2209	1/17/02	245000	1530	420	8	1974	3	7319	N	N	13026 35TH AV NE
1	890250	0165	5/25/02	370000	1540	870	8	2001	3	8250	N	N	2847 NE 115TH ST
1	882090	0944	10/1/02	330000	1560	0	8	1987	3	7556	N	N	12047 D 36TH AV NE
1	282604	9204	10/15/02	285000	1570	0	8	1955	4	5444	N	N	2821 NE 107TH ST
1	407780	0247	8/22/02	253400	1570	440	8	1951	3	9480	N	N	11049 SAND POINT WY NE
1	282604	9200	3/11/02	309000	1620	0	8	1955	5	5444	N	N	2827 NE 107TH ST
1	256830	0170	9/25/02	439000	1800	950	8	1970	3	12635	N	N	10321 RAVENNA AV NE
1	407780	0481	12/30/02	308000	1840	0	8	1977	4	7426	N	N	11318 39TH AV NE
1	407780	0564	11/20/01	334000	1950	0	8	1978	4	10212	N	N	11040 35TH AV NE
1	407780	0281	2/22/02	420000	2070	0	8	2001	3	7200	N	N	11054 BARTLETT AV NE
1	256830	0266	6/26/01	270000	2170	940	8	1946	3	11375	N	N	10340 FISCHER PL NE
1	383400	0350	3/23/02	441354	2520	0	8	2001	3	12219	N	N	12372 36TH AV NE
1	256830	0171	3/5/01	359000	3040	0	8	1963	3	21200	N	N	10314 FISCHER PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	256830	0173	3/23/01	452500	1600	910	9	2000	3	8645	N	N	10313 RAVENNA AV NE
3	945520	0275	12/18/02	180000	520	0	4	1951	2	7800	N	N	10347 39TH AV NE
3	945520	0384	10/3/01	185000	710	0	6	1918	3	7190	N	N	10423 40TH AV NE
3	256880	0281	9/6/01	255000	720	430	6	1945	4	6019	Y	N	3041 NE 103RD ST
3	256880	0282	8/9/01	234000	720	0	6	1945	3	6500	N	N	10059 32ND AV NE
3	955420	0185	1/22/02	264000	720	500	6	1945	3	6528	N	N	3012 NE 97TH ST
3	256830	0048	7/27/01	290000	820	310	6	1926	3	7250	N	N	2750 NE 103RD ST
3	156610	0750	1/14/02	249500	840	0	6	1941	3	8287	N	N	2750 NE 98TH ST
3	407780	0312	5/23/01	213900	860	0	6	1953	3	5400	N	N	10746 BARTLETT AV NE
3	256880	0022	7/5/01	319500	940	0	6	1924	3	7140	N	N	3014 NE 103RD ST
3	521020	0109	11/30/01	245000	940	280	6	1941	3	7000	N	N	9514 42ND AV NE
3	262960	0035	4/24/01	244500	980	980	6	1947	3	6042	N	N	9509 40TH AV NE
3	054300	0045	7/2/02	230100	990	0	6	1947	3	9550	N	N	9504 40TH AV NE
3	156610	0735	3/10/01	228000	990	0	6	1951	3	8274	N	N	2749 NE 100TH ST
3	407320	0111	8/19/02	230000	1030	0	6	1948	3	7200	N	N	9730 46TH AV NE
3	407320	0035	4/24/02	249950	1090	0	6	1948	3	7200	N	N	9546 46TH AV NE
3	945520	0530	7/25/02	319000	1130	410	6	1941	3	7800	N	N	10016 38TH AV NE
3	272604	9100	2/14/01	220000	1150	0	6	1949	3	9685	N	N	4062 NE 107TH ST
3	407780	0317	12/7/01	197500	1150	0	6	1950	3	8280	N	N	4223 NE 110TH ST
3	945520	0280	11/28/01	215000	1300	0	6	1956	3	7800	N	N	3817 NE 105TH ST
3	342604	9153	1/19/01	250000	1600	0	6	1954	3	5658	N	N	4512 NE 94TH ST
3	945520	0225	10/10/01	231000	800	800	7	1955	3	7800	N	N	10312 38TH AV NE
3	332604	9040	11/11/02	279000	830	0	7	1931	4	5127	N	N	9806 32ND AV NE
3	407780	0292	10/15/02	205000	840	0	7	1954	3	8280	N	N	10720 BARTLETT AV NE
3	407780	0325	12/18/01	200000	840	0	7	1954	3	5880	N	N	10726 BARTLETT AV NE
3	256880	0062	5/18/01	250000	940	580	7	1955	3	10538	N	N	3031 NE 105TH ST
3	407780	0385	5/30/01	260000	980	750	7	1986	3	7175	N	N	10537 ALTON AV NE
3	256880	0151	12/10/01	305000	990	740	7	1947	5	7938	N	N	3216 NE 103RD ST
3	955420	0009	10/2/02	318000	1010	410	7	1947	3	5650	Y	N	3259 NE 98TH ST
3	955420	0009	4/8/02	235000	1010	410	7	1947	3	5650	Y	N	3259 NE 98TH ST
3	156610	0425	8/9/01	219950	1030	0	7	1952	3	8343	N	N	2739 NE 96TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	156610	0740	11/20/02	272500	1070	520	7	1947	4	8277	N	N	2755 NE 100TH ST
3	945520	0800	10/8/02	289500	1070	530	7	1954	3	5100	N	N	10059 36TH AV NE
3	342604	9052	8/12/02	281500	1094	1034	7	1930	4	7200	N	N	3511 NE 96TH ST
3	156610	0465	2/5/02	242000	1096	0	7	1950	3	8367	N	N	2732 NE 95TH ST
3	520310	0030	6/22/01	328500	1110	400	7	1979	3	6500	N	N	4519 NE 92ND ST
3	800150	0015	6/7/01	329950	1120	780	7	1957	3	7680	N	N	10630 ALTON PL NE
3	256880	0284	5/23/02	259000	1140	0	7	1941	3	7020	N	N	10047 32ND AV NE
3	272604	9152	7/20/01	260000	1150	750	7	1962	3	7870	N	N	10581 40TH AV NE
3	342604	9117	6/26/02	284950	1150	290	7	1948	3	8220	N	N	3527 NE 96TH ST
3	256880	0011	6/11/01	284000	1160	570	7	1983	3	9090	N	N	2825 A NE 105TH ST
3	407380	0215	4/3/01	308000	1160	500	7	1961	3	6600	N	N	10050 45TH AV NE
3	256880	0243	4/5/02	260000	1180	0	7	1937	4	7260	N	N	3209 NE 103RD ST
3	272604	9125	2/16/02	320000	1190	0	7	1960	3	6650	N	N	4051 NE 109TH ST
3	520820	0163	7/11/01	335000	1200	420	7	1959	3	8098	N	N	9731 45TH AV NE
3	156610	0506	7/3/01	305000	1220	1220	7	1947	5	9464	N	N	2715 NE 97TH ST
3	342604	9106	9/18/02	310000	1230	420	7	1958	3	8222	N	N	3521 NE 96TH ST
3	342604	9142	4/25/01	305000	1230	660	7	1957	3	6000	N	N	3805 NE 96TH ST
3	272604	9189	9/3/02	435000	1240	1350	7	1990	3	7849	N	N	10714 38TH AV NE
3	156610	0145	5/23/02	277000	1260	0	7	1999	3	9406	N	N	9701 27TH AV NE
3	272604	9131	8/22/02	299950	1300	1000	7	1958	3	7550	N	N	10556 41ST PL NE
3	256880	0031	6/26/02	405000	1310	460	7	1956	4	9423	N	N	3028 NE 103RD ST
3	945520	0445	2/6/01	272000	1330	0	7	1958	3	6743	N	N	3914 NE 100TH ST
3	342604	9134	11/13/02	279000	1350	0	7	1951	3	8216	N	N	3539 NE 96TH ST
3	521020	0082	9/19/02	253200	1350	0	7	1954	3	8100	N	N	9521 42ND AV NE
3	407780	0341	4/4/01	204150	1380	0	7	1947	3	11779	N	N	10544 ALTON AV NE
3	407320	0045	10/4/02	295000	1390	590	7	1991	3	7200	N	N	9537 SAND POINT WY NE
3	955320	0141	9/18/02	306000	1400	1120	7	1954	3	6820	N	N	3027 NE 97TH ST
3	256880	0317	11/19/02	251000	1420	0	7	1955	3	9620	N	N	10052 29TH AV NE
3	256880	0317	7/6/01	229950	1420	0	7	1955	3	9620	N	N	10052 29TH AV NE
3	407430	0015	9/3/02	285000	1440	400	7	1986	3	3075	N	N	9748 45TH AV NE
3	272604	9164	6/19/02	319900	1480	0	7	1968	3	8381	N	N	10743 38TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	407320	0204	7/16/01	270000	1480	0	7	1920	5	6600	N	N	10341 SAND POINT WY NE
3	407320	0204	10/11/02	244450	1480	0	7	1920	5	6600	N	N	10341 SAND POINT WY NE
3	955320	0145	4/18/02	387500	1540	0	7	1929	3	6528	N	N	3048 NE 97TH ST
3	156610	0715	8/8/02	248000	1550	0	7	1947	3	9627	N	N	2733 NE 100TH ST
3	256880	0291	11/2/02	260000	1590	0	7	1948	4	9800	N	N	3023 NE 103RD ST
3	945520	0241	3/2/01	273500	1630	0	7	1977	3	7800	N	N	10315 39TH AV NE
3	272604	9145	5/29/02	292000	1950	0	7	1960	3	7500	N	N	3509 NE 110TH ST
3	256880	0271	8/12/02	315000	1080	1080	8	1955	3	7316	Y	N	10035 35TH AV NE
3	342604	9166	9/6/01	260000	1100	500	8	1957	3	6000	N	N	3538 NE 96TH ST
3	955320	0078	1/3/02	296000	1110	0	8	1947	4	7284	N	N	9525 32ND AV NE
3	256880	0321	4/6/01	247700	1170	320	8	1975	3	6842	N	N	10028 29TH AV NE
3	407780	0384	8/26/02	273000	1190	650	8	1965	3	7200	N	N	4204 NE 105TH ST
3	955320	0210	4/19/01	283000	1240	310	8	1946	3	5635	N	N	3203 NE 97TH ST
3	013000	0125	5/29/01	317500	1250	460	8	1957	3	8199	N	N	3827 NE 100TH ST
3	256880	0211	5/4/01	329000	1280	360	8	1952	3	9600	N	N	3241 NE 103RD ST
3	520920	0015	8/27/01	433750	1300	1300	8	1958	3	8424	N	N	4414 NE 104TH PL
3	945520	0450	1/26/01	329000	1350	730	8	1959	3	6736	N	N	3922 NE 100TH ST
3	407780	0329	4/24/01	284500	1380	330	8	1965	3	7200	N	N	10726 ALTON AV NE
3	342604	9172	8/27/01	303950	1410	300	8	1958	3	6000	N	N	3546 NE 96TH ST
3	955320	0058	4/5/02	310000	1410	1000	8	1959	3	6250	N	N	3221 NE 96TH ST
3	342604	9111	4/6/01	355000	1420	1100	8	1961	3	9158	N	N	3816 NE 97TH ST
3	541820	0350	6/21/01	362000	1440	580	8	1961	3	9450	N	N	10051 45TH AV NE
3	013000	0220	6/21/01	342000	1490	350	8	1958	3	8218	N	N	3521 NE 98TH ST
3	541850	0480	6/20/02	370000	1490	740	8	1968	3	7350	N	N	10016 41ST AV NE
3	013000	0120	7/1/02	425000	1500	480	8	1957	3	8200	N	N	3819 NE 100TH ST
3	541820	0370	3/28/01	378500	1500	730	8	1962	3	9450	N	N	10023 45TH AV NE
3	541850	0350	12/6/01	359000	1500	850	8	1970	3	7489	N	N	9831 43RD PL NE
3	013000	0135	9/17/01	299500	1510	0	8	1957	3	8195	N	N	3905 NE 100TH ST
3	955320	0127	5/23/01	365000	1510	840	8	1968	4	7900	N	N	9604 30TH AV NE
3	256880	0322	10/30/01	275000	1530	680	8	1975	3	9936	N	N	3000 NE 100TH ST
3	342604	9179	7/8/02	363550	1540	810	8	1961	3	8220	N	N	3841 NE 97TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	256880	0220	4/23/02	275000	1580	0	8	1976	3	7500	Y	N	3231 NE 103RD ST
3	541820	0075	9/4/01	349000	1660	0	8	1961	3	9728	N	N	4135 NE 103RD PL
3	342604	9099	8/29/02	480000	1670	1220	8	1966	3	6844	N	N	3817 NE 97TH ST
3	541850	0170	3/8/01	352000	1680	1280	8	1978	3	7482	N	N	9836 43RD PL NE
3	541850	0370	8/20/02	459000	1680	1060	8	1971	3	8541	N	N	9847 43RD PL NE
3	945520	0075	8/26/02	331000	1770	0	8	1977	3	7800	N	N	10345 36TH AV NE
3	520820	0200	7/26/02	399950	1800	0	8	1987	3	7202	N	N	9701 45TH AV NE
3	256880	0256	6/20/01	369000	1840	0	8	1988	3	7204	N	N	3238 NE 100TH ST
3	256880	0234	3/5/02	350000	1930	480	8	1956	4	5000	Y	N	3215 NE 103RD ST
3	541850	0510	1/25/01	405000	2160	320	8	1972	3	8773	N	N	9828 41ST AV NE
3	955420	0175	8/28/01	382500	2280	0	8	1990	3	6528	N	N	3018 NE 97TH ST
3	521020	0019	8/27/01	489000	2340	1090	8	1942	5	18584	N	N	4041 NE 105TH ST
3	407320	0050	12/3/01	365000	2470	0	8	1953	4	7200	N	N	9529 SAND POINT WY NE
3	407780	0293	8/22/01	353500	1750	0	9	1964	3	9780	N	N	10739 SAND POINT WY NE
3	521020	0074	8/1/01	402250	1890	0	9	2001	3	7200	N	N	4020 NE 95TH ST
3	156610	0630	8/20/02	421000	1900	0	9	1978	3	7073	N	N	2743 NE 98TH ST
3	256830	0136	8/7/02	458000	2150	0	9	2002	3	5458	N	N	2747 NE 103RD ST
3	156610	0095	8/30/01	439000	2170	490	9	1982	3	7261	N	N	9750 RAVENNA AV NE
3	521020	0078	8/15/01	539950	2540	0	9	2001	3	7910	N	N	4028 NE 95TH ST
3	521020	0077	9/24/01	550000	2590	0	9	2001	3	7910	N	N	4026 NE 95TH ST
3	521020	0076	12/17/01	498000	2690	0	9	2001	3	7200	N	N	4024 NE 95TH ST
3	521020	0075	9/26/01	539950	2710	0	9	2001	3	10793	N	N	4024 B NE 95TH ST
3	520310	0065	12/31/01	637000	2830	0	9	1987	3	8490	N	N	8912 46TH AV NE
3	521020	0079	9/4/01	549950	2950	0	9	2001	3	7910	N	N	4026 NE 95TH ST
7	113300	0275	5/11/01	219950	670	0	5	1942	4	7521	N	N	1533 NE BROCKMAN PL
7	212604	9032	4/17/02	195000	680	0	5	1936	5	9417	N	N	2520 NE 130TH ST
7	638150	1780	2/21/01	159900	710	0	5	1946	3	8533	N	N	13516 23RD PL NE
7	638150	1655	6/8/01	183500	720	0	5	1944	4	11200	N	N	2610 NE 135TH ST
7	641410	0292	5/17/02	155500	740	0	5	1949	3	6778	N	N	1214 NE 125TH ST
7	641410	0680	10/18/01	189950	790	0	5	1994	3	8740	N	N	812 NE 128TH ST
7	638150	1165	3/12/01	185000	830	0	5	1947	3	4812	N	N	14019 23RD AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	113300	0115	1/18/02	169922	920	0	5	1941	3	10200	N	N	12730 17TH AV NE
7	212604	9068	2/12/02	179800	600	0	6	1940	4	9000	N	N	2602 NE 130TH ST
7	425090	0010	8/14/01	207500	660	0	6	1946	4	8100	N	N	13307 25TH AV NE
7	382220	0161	9/25/01	164950	720	0	6	1943	3	7037	N	N	13761 30TH AV NE
7	638150	0050	11/22/02	245000	720	480	6	1944	3	10303	N	N	14303 22ND AV NE
7	638150	0790	6/19/02	242500	720	120	6	1944	4	6971	N	N	14023 23RD PL NE
7	638150	0725	3/27/02	235500	750	310	6	1944	3	7085	N	N	14038 23RD AV NE
7	638150	0910	7/24/01	190000	750	0	6	1944	4	7360	N	N	2012 NE 140TH ST
7	638150	0480	7/23/01	215000	760	500	6	1944	3	7074	N	N	14045 25TH AV NE
7	638150	0615	10/9/01	269950	760	0	6	1944	3	6826	N	N	14015 24TH AV NE
7	638150	0630	9/14/01	215000	760	0	6	1944	4	6826	N	N	14033 24TH AV NE
7	641410	0251	9/7/01	232050	770	150	6	1954	4	6287	N	N	12515 12TH AV NE
7	685570	0050	7/11/01	255000	770	0	6	1952	3	9702	N	N	1704 NE 136TH ST
7	766370	0634	4/3/02	183000	790	0	6	1942	4	8668	N	N	2510 NE 140TH ST
7	113300	0020	11/14/01	364000	800	180	6	1941	3	19000	N	N	12538 19TH AV NE
7	113300	0245	12/5/01	194000	810	0	6	1935	3	7320	N	N	12740 15TH AV NE
7	641410	0233	5/21/01	175000	820	0	6	1957	3	7240	N	N	1019 NE 127TH ST
7	382220	0078	2/21/02	237000	830	830	6	1925	4	7865	N	N	13532 27TH AV NE
7	638150	0130	4/12/01	180000	850	0	6	1944	3	6734	N	N	14320 22ND AV NE
7	638150	0835	6/4/01	212500	850	0	6	1944	3	6856	N	N	14075 23RD PL NE
7	382220	0085	4/23/01	179000	870	0	6	1945	3	8109	N	N	2703 NE 137TH ST
7	638150	0375	3/22/02	241000	880	110	6	1944	4	9391	N	N	2420 NE 143RD ST
7	766370	0494	8/10/01	178200	880	0	6	1939	4	5588	N	N	2704 NE 143RD ST
7	638150	1255	11/27/02	225000	890	0	6	1941	3	7976	N	N	13724 23RD AV NE
7	766370	0633	1/30/02	205000	890	0	6	1942	4	8784	N	N	2518 NE 140TH ST
7	382220	0094	9/24/01	178500	920	0	6	1947	3	7500	N	N	13511 30TH AV NE
7	382220	0062	9/28/01	185000	950	0	6	1951	3	7702	N	N	13351 30TH AV NE
7	638150	1035	9/24/01	259900	950	130	6	1947	3	7199	N	N	13729 22ND AV NE
7	212604	9058	2/13/02	200000	960	0	6	1941	3	9197	N	N	2316 NE 130TH ST
7	766370	0811	7/24/01	187000	970	0	6	1951	3	9150	N	N	14032 30TH AV NE
7	113300	0163	11/26/01	179950	1030	0	6	1940	3	9500	N	N	12525 19TH AV NE

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7	638150	1015	7/16/02	242000	1050	0	6	1951	4	5000	N	N	2016 NE 137TH ST
7	382220	0058	12/18/02	199950	1060	0	6	1951	4	7500	N	N	2743 NE 135TH ST
7	638150	0175	7/20/01	230500	1060	0	6	1936	4	7643	N	N	14329 23RD AV NE
7	638150	1020	7/23/01	160000	1080	0	6	1951	3	3999	N	N	2022 NE 137TH ST
7	638150	1285	2/19/01	254000	1100	0	6	1939	3	9785	N	N	13715 25TH AV NE
7	382220	0115	7/12/01	239500	1120	0	6	1949	3	11304	N	N	13718 27TH AV NE
7	382220	0145	12/11/01	213500	1120	0	6	1942	4	9150	N	N	13723 30TH AV NE
7	145360	0163	6/25/01	350000	1290	860	6	1999	3	6429	N	N	13321 31ST AV NE
7	113300	0161	6/10/02	270000	1310	0	6	1946	4	9500	N	N	12537 19TH AV NE
7	382220	0087	10/24/02	229990	1410	0	6	1928	4	5965	N	N	2711 NE 137TH ST
7	382220	0025	10/22/01	265000	1790	0	6	1952	4	7200	N	N	2727 NE 135TH ST
7	145360	0161	4/11/01	199950	2190	0	6	1938	5	6445	N	N	13324 30TH AV NE
7	638150	0750	4/5/02	199950	770	0	7	1948	3	7041	N	N	14008 23RD AV NE
7	638150	0205	3/16/01	183000	850	0	7	1942	3	5925	N	N	2305 NE 145TH ST
7	663230	0235	9/25/02	243000	860	0	7	1940	3	10290	N	N	14320 19TH AV NE
7	663230	0235	4/20/01	224000	860	0	7	1940	3	10290	N	N	14320 19TH AV NE
7	766370	0651	10/12/01	200000	860	0	7	1948	3	8552	N	N	14045 27TH AV NE
7	638150	1295	7/16/01	230000	870	0	7	1940	3	8305	N	N	13727 25TH AV NE
7	641410	0570	11/6/01	190000	880	0	7	1949	3	9051	N	N	12740 10TH AV NE
7	638150	2115	7/23/01	193770	890	0	7	1952	4	5000	N	N	2017 NE 137TH ST
7	070500	0135	5/30/01	209950	910	0	7	1950	4	6000	N	N	2517 NE 134TH ST
7	638150	1855	7/6/01	210000	920	0	7	1936	3	9676	N	N	13548 23RD AV NE
7	641410	0501	8/16/01	250000	920	120	7	1938	4	7237	N	N	12719 12TH AV NE
7	641410	0231	9/17/01	257000	960	860	7	1952	3	7986	N	N	12622 10TH AV NE
7	212604	9106	1/29/01	178000	970	0	7	1940	3	871200	N	N	2904 NE 130TH ST
7	382220	0016	2/12/01	233300	970	700	7	1953	3	9000	N	N	13402 27TH AV NE
7	638150	1481	8/8/02	227200	980	0	7	1952	3	6660	N	N	13751 27TH AV NE
7	766370	0511	9/19/01	199950	980	0	7	1951	3	8370	N	N	14333 27TH AV NE
7	641410	0230	1/30/01	284950	1000	1000	7	1952	3	8077	N	N	12628 10TH AV NE
7	212604	9110	8/20/01	264500	1010	0	7	1977	3	7425	N	N	13327 23RD AV NE
7	638150	0075	9/27/01	190950	1010	0	7	1950	3	7946	N	N	14328 20TH AV NE

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7	638150	0215	7/18/01	210000	1010	320	7	1948	3	6897	N	N	14332 23RD PL NE
7	766370	0581	7/12/02	225000	1010	0	7	1950	3	8460	N	N	14304 25TH AV NE
7	641410	0332	3/9/01	215000	1030	0	7	1953	3	6361	N	N	12555 14TH AV NE
7	212604	9118	10/29/02	253200	1040	1040	7	1950	3	9000	N	N	13044 27TH AV NE
7	383450	0510	10/5/01	205000	1040	0	7	1963	3	8423	N	N	12558 25TH AV NE
7	663230	0475	7/19/02	220000	1040	0	7	1959	3	7289	N	N	1532 NE 137TH ST
7	766370	0740	7/1/02	247700	1040	1040	7	1956	3	9150	N	N	2733 NE 143RD ST
7	113300	0745	9/11/02	220000	1050	0	7	1958	3	7841	N	N	1557 NE 135TH ST
7	145360	0125	12/3/01	257000	1060	460	7	1959	3	5700	N	N	3008 NE 133RD ST
7	113300	0040	12/7/01	257500	1070	110	7	1939	3	11939	N	N	12541 20TH AV NE
7	212604	9077	11/26/02	274000	1070	0	7	1931	3	8370	N	N	2345 NE 127TH ST
7	766370	0674	7/23/02	227000	1070	0	7	1952	3	8499	N	N	14017 27TH AV NE
7	641410	0180	4/5/02	224500	1080	0	7	1949	4	8700	N	N	12617 10TH AV NE
7	766370	0654	6/17/02	264000	1080	140	7	1953	3	7808	N	N	14040 26TH AV NE
7	382170	0061	3/26/01	184950	1090	0	7	1956	3	9750	N	N	3026 NE 135TH ST
7	663230	0005	9/24/01	220000	1090	0	7	1950	4	10552	N	N	13712 17TH AV NE
7	913210	0010	10/9/02	216000	1100	0	7	1933	4	8505	N	N	12508 24TH AV NE
7	638150	0415	9/10/01	247350	1110	1000	7	1991	3	8501	N	N	14064 24TH AV NE
7	212604	9209	3/6/02	150000	1120	0	7	1954	3	6000	N	N	2330 NE 127TH ST
7	383450	0235	2/12/01	250000	1120	900	7	1953	3	8410	N	N	12727 27TH AV NE
7	663230	0043	10/25/01	265000	1140	1140	7	1959	4	8593	N	N	13757 19TH AV NE
7	663230	0182	4/23/01	256000	1140	550	7	1987	3	7205	N	N	14325 19TH AV NE
7	663230	0232	12/20/01	205000	1140	0	7	1955	3	7561	N	N	14327 20TH AV NE
7	212604	9212	9/17/02	265000	1150	0	7	1955	3	7200	N	N	13030 26TH AV NE
7	638150	1807	7/9/02	242200	1150	0	7	1982	3	7202	N	N	13519 25TH AV NE
7	070500	0100	9/28/01	192500	1160	0	7	1951	4	6871	N	N	2622 NE 134TH ST
7	638150	0110	10/31/02	234000	1160	0	7	1956	4	7912	N	N	14340 22ND AV NE
7	766370	0772	6/19/02	255000	1160	120	7	1946	4	8100	N	N	14015 30TH AV NE
7	212604	9141	5/11/01	264750	1170	490	7	1952	3	6000	N	N	2513 NE 133RD ST
7	145360	0360	9/27/01	234500	1180	0	7	1930	4	11340	N	N	3016 NE 130TH ST
7	227150	0015	5/22/01	240000	1180	0	7	1947	4	7779	N	N	13048 10TH AV NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	382170	0031	4/11/02	206550	1180	0	7	1949	3	10141	N	N	3014 NE 137TH ST
7	382220	0149	10/14/02	269000	1180	700	7	1976	3	7865	N	N	13720 28TH AV NE
7	442710	0120	6/21/01	231000	1180	0	7	1953	4	6240	N	N	13539 16TH AV NE
7	442710	0130	12/19/02	220000	1190	0	7	1953	4	6240	N	N	13553 16TH AV NE
7	638150	1541	9/11/02	259950	1190	510	7	1985	3	6120	N	N	13721 27TH AV NE
7	212604	9256	11/8/01	275000	1200	1150	7	1966	4	8644	N	N	2201 NE 135TH ST
7	638150	0830	2/12/02	211465	1200	0	7	1944	4	6856	N	N	14067 23RD PL NE
7	113300	0762	6/25/02	220000	1210	680	7	1968	4	7200	N	N	13311 17TH AV NE
7	863260	0045	11/21/02	324950	1210	1070	7	1955	3	6200	N	N	12552 22ND AV NE
7	113300	0417	8/15/02	289950	1220	570	7	1995	3	7286	N	N	1750 NE 130TH PL
7	202604	9102	7/10/01	276000	1220	990	7	1951	3	7780	N	N	13038 10TH AV NE
7	750870	0040	4/18/02	265000	1220	0	7	1958	5	6050	N	N	1417 NE BROCKMAN PL
7	442710	0160	3/20/01	215400	1230	0	7	1953	3	6240	N	N	13530 16TH AV NE
7	641410	0333	5/17/01	219950	1240	0	7	1954	4	6640	N	N	12558 12TH AV NE
7	382220	0128	6/21/01	255000	1270	320	7	1976	3	7759	N	N	13747 28TH AV NE
7	766370	0603	4/24/01	242500	1270	0	7	1957	3	9364	N	N	14045 26TH AV NE
7	641410	0631	8/6/01	308000	1280	730	7	1940	4	11412	N	N	831 NE 130TH ST
7	641410	0693	2/27/01	245000	1280	0	7	1950	4	6640	N	N	12812 8TH AV NE
7	113300	0146	4/4/02	274250	1290	0	7	1936	5	7206	N	N	12545 19TH AV NE
7	212604	9165	10/22/01	209000	1290	0	7	1942	4	8100	N	N	13338 20TH AV NE
7	212604	9278	2/27/02	255000	1300	310	7	1972	3	7201	N	N	2021 NE 135TH ST
7	638150	1650	10/30/02	193775	1300	0	7	1952	3	7200	N	N	2626 NE 135TH ST
7	663230	0180	8/21/02	218500	1300	0	7	1949	3	10678	N	N	14317 19TH AV NE
7	145360	0461	7/16/02	298700	1310	0	7	1928	4	7350	N	N	13055 31ST AV NE
7	212604	9176	5/23/01	240000	1310	0	7	1949	4	8640	N	N	2220 NE 130TH ST
7	202604	9116	5/10/02	238000	1320	0	7	1953	4	7200	N	N	1254 NE 130TH ST
7	382220	0152	2/20/02	315000	1330	940	7	1993	3	7866	N	N	13728 28TH AV NE
7	641410	0431	11/5/01	204500	1340	0	7	1953	3	8969	N	N	1255 NE 130TH ST
7	638150	1455	3/13/01	231000	1350	0	7	1954	4	5219	N	N	13804 26TH AV NE
7	202604	9092	9/3/02	249950	1360	0	7	1955	3	9738	N	N	1127 NE 135TH ST
7	442660	0005	5/22/01	229900	1360	0	7	1952	4	7000	N	N	12824 23RD AV NE

Improved Sales Used in this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	638150	2150	9/10/02	323000	1370	930	7	1998	3	7200	N	N	13528 20TH AV NE
7	641410	0430	4/10/01	239950	1370	0	7	1953	3	7837	N	N	1243 NE 130TH ST
7	766370	0613	1/23/01	210000	1370	0	7	1952	3	7930	N	N	14024 25TH AV NE
7	212604	9255	5/22/01	218000	1380	560	7	1975	3	9211	N	N	13056 23RD AV NE
7	212604	9295	7/17/01	280000	1380	680	7	1978	3	8166	N	N	13310 22ND AV NE
7	425090	0155	11/15/02	312475	1380	990	7	1977	3	8130	N	N	13356 23RD AV NE
7	638150	1510	7/17/02	295000	1380	640	7	1955	4	9595	N	N	13714 26TH AV NE
7	113300	0062	7/17/01	233500	1390	0	7	1949	4	11747	N	N	12505 20TH AV NE
7	113300	0331	12/10/02	251000	1390	100	7	1936	4	9500	N	N	12525 17TH AV NE
7	638150	0115	4/26/01	226000	1410	0	7	1955	3	7482	N	N	14338 22ND AV NE
7	113300	0611	5/10/02	211800	1420	0	7	1963	3	9000	N	N	13045 20TH AV NE
7	638150	0880	8/15/02	220000	1420	0	7	1953	3	9600	N	N	14032 20TH AV NE
7	766370	0495	3/2/01	295000	1420	910	7	2000	3	6627	N	N	2718 NE 143RD ST
7	383450	0180	5/21/02	326950	1430	360	7	1926	4	8408	N	N	12732 27TH AV NE
7	863260	0050	6/21/02	315000	1430	1030	7	1955	3	6200	N	N	12558 22ND AV NE
7	113300	0468	5/22/02	249500	1440	0	7	1948	4	10233	N	N	12716 19TH AV NE
7	641410	0601	8/15/01	196000	1440	0	7	1952	5	8380	N	N	12717 10TH AV NE
7	212604	9251	6/19/01	217510	1450	0	7	1967	3	8535	N	N	13033 28TH AV NE
7	766370	0661	1/4/01	199950	1460	0	7	1949	3	8509	N	N	14027 27TH AV NE
7	663230	0210	9/24/01	217000	1490	0	7	1992	3	1990	N	N	14352 A 19TH AV NE
7	638150	1195	1/25/02	213950	1500	0	7	1950	4	7959	N	N	13708 23RD AV NE
7	113300	0320	8/29/02	302500	1530	120	7	1936	4	10459	N	N	12547 17TH AV NE
7	382170	0032	1/9/02	239000	1580	0	7	1949	4	8514	N	N	13710 30TH AV NE
7	113300	0556	8/3/01	325950	1590	1040	7	2001	3	7200	N	N	13332 19TH AV NE
7	113300	0268	2/20/01	200000	1610	0	7	1949	3	8770	N	N	1529 NE BROCKMAN PL
7	212604	9258	6/24/02	255000	1620	0	7	1977	3	7200	N	N	13022 28TH AV NE
7	638150	1845	11/7/01	285000	1640	0	7	1936	4	12128	N	N	13558 23RD AV NE
7	641410	0462	12/12/02	258700	1680	0	7	1950	4	9045	N	N	12726 12TH AV NE
7	383450	0290	8/14/01	257000	1700	0	7	1952	4	8405	N	N	12740 26TH AV NE
7	212604	9132	7/18/02	318000	1710	0	7	1946	3	8477	N	N	12525 22ND AV NE
7	227150	0030	10/8/02	288000	1830	0	7	1950	4	7779	N	N	13049 11TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	766370	0710	7/10/02	264000	1840	0	7	1982	3	8360	N	N	14030 27TH AV NE
7	212604	9095	10/21/02	285000	1870	0	7	1956	3	8656	N	N	13044 26TH AV NE
7	113300	0770	12/13/02	299950	1950	0	7	1938	4	8752	N	N	1536 NE 130TH PL
7	212604	9253	4/10/01	272000	2210	0	7	1965	3	8547	N	N	13021 28TH AV NE
7	641410	0524	1/22/02	252500	1150	500	8	1983	3	7827	N	N	1103 NE 130TH ST
7	766370	0583	3/26/02	265000	1280	600	8	1963	3	7930	N	N	2524 NE 143RD ST
7	113300	0112	9/19/02	389750	1330	900	8	2002	3	9608	N	N	1741 NE BROCKMAN PL
7	247090	0035	3/26/02	335000	1350	720	8	1954	3	7440	N	N	13080 8TH CT NE
7	766370	0712	7/3/01	250000	1380	700	8	1969	4	9300	N	N	14033 28TH AV NE
7	185470	0030	11/26/02	269950	1430	500	8	1951	3	7200	N	N	534 NE 130TH ST
7	212604	9078	7/11/02	360000	1450	870	8	2002	3	6000	N	N	2622 NE 130TH ST
7	212604	9158	7/17/01	270000	1480	1400	8	1961	3	10152	N	N	12544 20TH AV NE
7	113300	0261	4/23/02	267000	1620	0	8	1980	3	9500	N	N	13004 15TH AV NE
7	247090	0025	11/19/01	356225	1640	0	8	1954	5	9100	N	N	13070 8TH CT NE
7	202604	9031	4/23/01	319950	1690	360	8	1945	4	14000	N	N	1202 NE 130TH ST
7	638150	1910	9/20/02	372000	2610	0	8	1996	3	8093	N	N	13535 23RD PL NE
7	227150	0005	10/28/02	375050	2770	0	8	1992	3	8426	N	N	13058 10TH AV NE
7	113300	0085	1/16/02	375000	2830	0	8	1992	3	11758	N	N	12532 17TH AV NE
8	282604	9095	7/26/02	174950	700	0	5	1938	3	9600	N	N	12302 20TH AV NE
8	679810	1080	6/1/01	183500	810	0	5	1942	4	8100	N	N	12309 PINEHURST WY NE
8	344800	0358	8/21/01	198000	770	0	6	1940	3	6975	N	N	2506 NE 120TH ST
8	679810	0295	2/7/02	200000	780	0	6	1930	3	8040	N	N	11531 19TH AV NE
8	771560	0070	6/28/01	248000	780	300	6	1944	3	14288	N	N	12323 22ND AV NE
8	890100	0418	6/12/01	186500	790	0	6	1947	3	5355	N	N	11310 15TH AV NE
8	890100	0410	2/1/02	221450	810	0	6	1936	3	9347	N	N	11321 GOODWIN WY NE
8	890100	1081	7/23/02	219500	840	0	6	1947	3	5250	N	N	1902 NE 113TH ST
8	344800	1210	8/26/01	228000	880	120	6	1947	3	9600	N	N	11738 25TH AV NE
8	679810	0305	1/23/02	204990	930	0	6	1995	3	8040	N	N	11519 19TH AV NE
8	679810	0505	9/26/01	175000	930	0	6	1929	3	7980	N	N	11531 17TH AV NE
8	437570	0005	10/22/02	195000	960	0	6	1956	2	8040	N	N	11502 20TH AV NE
8	679810	0710	4/22/02	225000	970	0	6	1947	3	8100	N	N	11517 16TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	556920	0050	7/13/01	251000	1010	0	6	1995	3	8068	N	N	12345 24TH AV NE
8	679810	0160	12/13/01	198000	1030	0	6	1942	4	7200	N	N	1905 NE 117TH ST
8	183700	0040	7/26/01	212000	1040	0	6	1980	3	8296	N	N	12056 22ND AV NE
8	679810	0195	6/6/02	225000	1090	0	6	1934	4	8100	N	N	11724 19TH AV NE
8	344800	0455	4/11/01	200000	1270	0	6	1927	4	2543	N	N	12019 28TH AV NE
8	344800	0905	8/27/02	227000	800	400	7	1930	3	7994	N	N	11734 DANIEL PL NE
8	282604	9080	11/15/01	242000	820	0	7	1938	3	6902	N	N	12301 20TH AV NE
8	990400	0037	6/25/02	220000	830	0	7	1937	4	6600	N	N	11701 24TH AV NE
8	890100	1191	2/4/02	255000	890	340	7	1978	3	7200	N	N	11332 20TH AV NE
8	679810	0600	1/24/01	189722	950	0	7	1942	4	8100	N	N	11712 16TH AV NE
8	679810	1095	9/20/02	250000	950	0	7	1944	4	7740	N	N	12055 PINEHURST WY NE
8	890100	0620	5/23/01	236000	970	0	7	1942	3	9970	N	N	11030 GOODWIN WY NE
8	435470	0015	10/18/01	227950	980	530	7	1954	3	6490	N	N	1906 NE 124TH ST
8	890100	0365	1/12/01	200000	990	0	7	1939	3	7227	N	N	11225 GOODWIN WY NE
8	437570	0175	5/8/01	225000	1050	0	7	1950	4	7200	N	N	2216 NE 115TH ST
8	751250	0010	4/21/01	199950	1060	0	7	1952	3	9610	N	N	12408 PINEHURST WY NE
8	679810	0113	11/14/01	219000	1090	0	7	1951	4	6300	N	N	11502 19TH AV NE
8	751250	0030	7/25/02	297500	1090	800	7	1952	3	10428	N	N	12320 18TH AV NE
8	282604	9072	7/23/01	259000	1100	0	7	1937	3	10500	N	N	12004 17TH AV NE
8	890100	0645	1/10/02	228500	1100	0	7	1942	3	7903	N	N	11056 GOODWIN WY NE
8	890100	0576	5/30/02	297000	1130	510	7	1980	3	7800	N	N	11339 19TH AV NE
8	679810	0387	8/12/02	231470	1140	0	7	1957	3	5016	N	N	11700 17TH AV NE
8	679810	0245	1/10/02	225750	1180	0	7	1930	4	8100	N	N	11733 19TH AV NE
8	344800	0323	7/17/01	304000	1190	620	7	1990	3	8548	N	N	12028 25TH AV NE
8	686820	0195	11/16/02	214888	1190	0	7	1954	3	8040	N	N	11551 25TH AV NE
8	437570	0115	10/10/02	294000	1200	220	7	1947	4	8040	N	N	11538 22ND AV NE
8	679810	0010	9/4/01	186000	1200	0	7	1940	3	8100	N	N	11751 20TH AV NE
8	679810	0530	8/6/01	215000	1210	0	7	1937	4	7980	N	N	1624 NE 115TH ST
8	437570	0105	8/20/02	244500	1240	0	7	1980	3	8040	N	N	11534 22ND AV NE
8	890100	1305	6/11/02	250000	1250	0	7	1937	3	7491	N	N	11048 20TH AV NE
8	890100	0599	7/27/02	290000	1260	0	7	1950	4	7500	N	N	1724 NE 113TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	890100	0599	11/23/01	215000	1260	0	7	1950	4	7500	N	N	1724 NE 113TH ST
8	679810	0145	2/25/02	269950	1270	310	7	1934	4	8040	N	N	11538 19TH AV NE
8	679810	0700	4/30/02	225000	1270	0	7	1939	4	9450	N	N	11527 16TH AV NE
8	890200	0363	1/24/01	260000	1270	440	7	1987	3	7270	N	N	11345 25TH AV NE
8	344800	1150	6/10/02	210000	1290	0	7	1949	3	12800	N	N	11732 26TH AV NE
8	890100	1085	8/21/02	337000	1290	730	7	1994	3	7494	N	N	11312 19TH AV NE
8	556920	0010	4/24/01	230000	1320	500	7	1961	3	6804	N	N	12354 24TH AV NE
8	679810	0260	9/17/01	239950	1320	0	7	1949	4	8100	N	N	11715 19TH AV NE
8	050400	0020	9/21/01	229950	1330	240	7	1997	3	2304	N	N	12342 HIRAM PL NE
8	890100	1559	3/15/01	240000	1340	0	7	1951	3	7500	N	N	11034 23RD AV NE
8	344800	0405	1/16/01	212000	1340	0	7	2000	3	1303	N	N	2611 NE 123RD ST
8	344800	0406	1/19/01	206000	1340	0	7	2000	3	1510	N	N	12052 HIRAM PL NE
8	679810	0424	3/8/01	250000	1350	0	7	1949	3	7560	N	N	1703 NE 120TH ST
8	344800	0421	8/23/01	219722	1360	0	7	2001	3	1153	N	N	2703 NE 123RD ST
8	344800	0423	8/17/01	215000	1360	0	7	2001	3	1031	N	N	2707 NE 123RD ST
8	437570	0015	7/15/02	313000	1380	0	7	1942	4	8040	N	N	11514 20TH AV NE
8	942340	0203	1/19/01	238000	1400	0	7	1950	3	7320	N	N	2344 NE 120TH ST
8	282604	9187	11/13/02	287500	1430	450	7	1962	3	8307	N	N	12422 17TH AV NE
8	282604	9160	7/25/01	249000	1470	0	7	1948	4	6834	N	N	2012 NE 120TH ST
8	890100	1175	2/25/02	299950	1480	0	7	2001	3	7500	N	N	2020 NE 113TH ST
8	679810	1190	12/4/02	299950	1540	0	7	1940	5	11858	N	N	12062 PINEHURST WY NE
8	890100	0535	3/28/02	260000	1590	0	7	1941	3	7648	N	N	11326 17TH AV NE
8	437570	0120	11/27/01	245000	1640	0	7	1949	3	8040	N	N	11544 22ND AV NE
8	686820	0190	12/21/01	299000	1710	0	7	1954	3	8040	N	N	11549 25TH AV NE
8	771560	0107	10/9/01	267000	1890	930	7	1933	5	9876	N	N	2223 NE 125TH ST
8	890100	1127	8/29/01	286300	1100	520	8	1957	3	9000	N	N	11355 20TH AV NE
8	686820	0095	12/12/02	263500	1150	830	8	1954	4	8040	Y	N	11549 24TH AV NE
8	344800	0456	6/20/02	245950	1200	220	8	2002	3	1481	N	N	12016 B HIRAM PL NE
8	344800	0457	5/22/02	245000	1200	220	8	2002	3	1454	N	N	12016 A HIRAM PL NE
8	890100	1595	5/17/01	285000	1230	170	8	1958	4	11250	Y	N	2324 NE 113TH ST
8	890100	0360	10/11/01	244722	1280	0	8	1940	5	6047	N	N	1525 NE 113TH ST

Improved Sales Used in this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	890200	0367	5/20/01	274500	1310	920	8	1992	3	7500	N	N	11355 25TH AV NE
8	777050	0110	5/30/02	350000	1480	1480	8	1966	3	9120	N	N	12325 25TH AV NE
8	890100	1250	7/11/02	298000	1510	0	8	1966	4	7200	N	N	11315 23RD AV NE
8	890200	0330	1/4/02	290000	1580	450	8	1923	3	5625	N	N	2317 NE 113TH ST
8	679810	0495	4/25/02	278000	1690	0	8	1978	3	8040	N	N	11545 17TH AV NE
8	890100	1561	2/7/02	331000	1760	0	8	2001	3	3750	N	N	2313 NE 113TH ST
8	344800	0230	9/4/02	319950	1790	0	8	1959	4	15200	N	N	12061 HIRAM PL NE
8	344800	0335	4/15/02	394500	2150	0	8	2001	3	7206	N	N	12042 25TH AV NE
8	679810	0340	5/22/01	340000	2370	0	8	1991	3	8040	N	N	11510 17TH AV NE
8	890100	0362	2/6/02	382000	2120	0	9	2001	3	6093	N	N	1529 113TH AV NE
8	890100	0364	1/11/02	389500	2120	0	9	2001	3	7154	N	N	11321 GOODWIN WY NE
8	890100	1180	11/27/01	439950	2220	0	9	2001	3	7500	N	N	2010 NE 113th St
8	777050	0070	2/5/01	521565	2580	0	9	2001	3	11627	N	N	12326 24TH AV NE
8	942340	0103	8/14/02	450000	3230	1000	9	1964	3	10920	N	N	2410 NE 123RD ST

Improved Sales Removed from this Annual Update Analysis

Area 8

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	145360	2181	11/6/02	125000	DIAGNOSTIC OUTLIER
1	145360	2281	6/20/01	205550	ImpCount
1	145410	0109	5/10/02	164000	NON-REPRESENTATIVE SALE
1	145410	0257	1/11/01	215000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	145410	0301	12/26/02	121750	NON-REPRESENTATIVE SALE DORRatio
1	145410	0328	11/20/02	72005	0 DORRatio
1	156610	0086	11/15/01	175000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	282604	9048	12/4/01	132000	0 PrevImp<=10K
1	282604	9226	7/30/01	192000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	344800	1915	10/29/02	172500	ImpCount
1	344800	2120	2/22/01	439950	DIAGNOSTIC OUTLIER
1	383400	0165	8/7/02	209000	NON-REPRESENTATIVE SALE
1	383400	0460	4/20/01	104542	0 DORRatio
1	407780	0265	10/15/02	145000	QUIT CLAIM DEED
1	407780	0493	7/5/01	95000	0 DORRatio
1	407780	0544	3/27/02	248000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	637000	0060	9/12/01	242000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	637000	0070	4/11/02	115000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
1	882090	0435	4/16/02	16000	QUIT CLAIM DEED DORRatio
1	882090	0545	8/21/01	64437	RELATED PARTY, FRIEND, OR NEIGHBOR
1	882090	0670	1/17/02	223000	RELOCATION - SALE TO SERVICE
1	882090	0670	1/24/02	223000	RELOCATION - SALE BY SERVICE
1	882090	1110	8/20/01	224900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	882090	1200	4/5/02	232000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	882090	1440	11/2/01	185000	ImpCount
1	882090	3290	6/19/01	74000	0 DORRatio
1	882090	3370	11/21/01	1250	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
1	882090	3370	11/20/01	250	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
1	882090	3370	11/20/01	250	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
1	882090	3370	12/7/01	250	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
1	882090	3370	11/20/01	250	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
1	882090	3370	11/20/01	250	\$1,000 SALE OR LESS DORRatio
1	882090	3640	5/20/02	225000	RELOCATION - SALE TO SERVICE
1	882090	3640	5/20/02	225000	RELOCATION - SALE BY SERVICE
1	890250	0326	5/29/01	235000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	932480	0205	5/24/01	420000	DIAGNOSTIC OUTLIER
1	932480	0320	7/25/02	62733	0 DORRatio
3	156610	0590	6/12/01	180000	DIAGNOSTIC OUTLIER
3	156610	0665	1/31/02	329000	NO MARKET EXPOSURE
3	156610	0730	9/17/02	295000	UnFinArea
3	156610	0779	7/16/02	390000	DIAGNOSTIC OUTLIER
3	256830	0121	7/22/02	320000	NO MARKET EXPOSURE
3	256830	0132	8/31/01	132604	RELATED PARTY, FRIEND, OR NEIGHBOR
3	256830	0136	3/13/01	90000	DORRatio
3	256830	0146	5/3/02	235000	UnFinArea

Improved Sales Removed from this Annual Update Analysis

Area 8

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	256880	0182	4/19/01	271500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	256880	0272	7/22/02	122114	0 DORRatio
3	272604	9050	10/25/02	199535	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	272604	9052	7/18/02	197000	ImpCount
3	282604	9037	1/4/02	231000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	342604	9104	3/14/01	224000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	342604	9124	3/12/01	135000	EXEMPT FROM EXCISE TAX
3	342604	9166	9/6/01	111000	0 DORRatio
3	407320	0030	11/4/02	55500	ImpCount DORRatio
3	407380	0105	11/9/01	262500	DIAGNOSTIC OUTLIER
3	407780	0396	3/1/01	240000	0 UnFinArea
3	521020	0010	7/19/01	23695	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
3	521020	0099	12/13/02	103845	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
3	541820	0335	6/11/01	368000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	541820	0340	7/30/01	365000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	541850	0390	2/19/02	254262	PARTIAL INTEREST (103, 102, Etc.)
3	541850	0590	4/14/02	175000	PARTIAL INTEREST (103, 102, Etc.)
3	541860	0020	7/23/02	450000	0 UnFinArea
3	945520	0375	9/14/01	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	945520	0504	8/15/02	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	945520	0743	3/10/01	1500	0 DORRatio
3	955320	0066	8/17/01	3500	0 DORRatio
3	955320	0089	4/2/02	177000	DIAGNOSTIC OUTLIER
3	955420	0045	12/20/02	100824	STATEMENT TO DOR DORRatio
3	955420	0190	10/4/02	232500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	955420	0215	6/22/01	349950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	113300	0006	10/29/02	55500	0 DORRatio
7	113300	0020	11/14/01	364000	DIAGNOSTIC OUTLIER
7	113300	0112	11/8/01	110000	DORRatio
7	113300	0159	4/24/01	140000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	113300	0240	2/27/01	51955	QUIT CLAIM DEED;
7	113300	0420	4/6/02	310517	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	113300	0495	6/4/02	283000	Obsol
7	113300	0558	2/28/02	215000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	113300	0655	4/15/02	11500	DORRatio
7	113300	0666	4/15/02	5000	QUIT CLAIM DEED DORRatio
7	145360	0242	8/23/01	335000	ImpCount
7	145360	0365	4/28/02	177956	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	145360	0365	10/31/02	185000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	145360	0442	5/22/02	22651	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	202604	9037	8/27/01	400000	NO MARKET EXPOSURE
7	202604	9136	11/22/02	150000	QUIT CLAIM DEED
7	212604	9022	3/27/02	180000	0 UnFinArea
7	212604	9069	2/7/02	100000	DORRatio
7	212604	9078	10/2/01	117500	DORRatio

Improved Sales Removed from this Annual Update Analysis

Area 8

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	212604	9180	5/8/02	305000	ImpCount
7	212604	9191	1/15/02	235000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	212604	9225	5/18/01	74281	RELATED PARTY, FRIEND, OR NEIGHBOR
7	212604	9294	1/15/02	283000	RELOCATION - SALE TO SERVICE
7	212604	9294	1/22/02	283000	RELOCATION - SALE BY SERVICE
7	227150	0020	3/12/01	194777	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	382220	0015	8/21/02	116250	RELATED PARTY, FRIEND, OR NEIGHBOR
7	382220	0098	2/26/01	211950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	382220	0155	9/17/01	243000	RELOCATION - SALE TO SERVICE
7	382220	0155	9/17/01	243000	RELOCATION - SALE BY SERVICE
7	383450	0290	2/13/01	122500	DORRatio
7	442710	0035	8/29/01	214000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	638150	0136	10/28/02	17055	DORRatio
7	638150	0250	6/27/01	225000	RELOCATION - SALE TO SERVICE
7	638150	0250	7/11/01	225000	RELOCATION - SALE BY SERVICE
7	638150	0475	10/12/01	184900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	638150	0535	9/23/02	190000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	638150	0805	2/14/02	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	638150	0850	12/7/01	97870	DORRatio
7	638150	0925	3/9/01	285000	DIAGNOSTIC OUTLIER
7	638150	1155	1/2/02	115000	DIAGNOSTIC OUTLIER
7	638150	1450	10/9/01	134950	UnFinArea
7	638150	1570	5/23/02	166500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	641410	0300	10/30/01	319000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	641410	0497	6/14/01	113815	RELATED PARTY, FRIEND, OR NEIGHBOR
7	641410	0662	6/7/02	251000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	663230	0053	1/29/01	255000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	663230	0236	5/4/01	180000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	663230	0561	8/7/01	190000	DIAGNOSTIC OUTLIER
7	685570	0130	10/25/01	190000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	766370	0590	12/14/01	267000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	766370	0622	10/16/01	190000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	766370	0721	10/14/02	150000	NON-REPRESENTATIVE SALE
7	861880	0015	4/18/02	228000	UnFinArea
8	183700	0075	6/28/01	170000	DIAGNOSTIC OUTLIER
8	282604	9095	1/13/01	128000	DIAGNOSTIC OUTLIER
8	282604	9136	12/16/02	161000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	282604	9161	3/15/01	234000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	282604	9214	1/2/01	98000	QUIT CLAIM DEED
8	282604	9270	4/17/02	320000	1031 TRADE
8	344800	0190	6/7/02	78635	QUIT CLAIM DEED
8	344800	0285	6/25/02	251950	0 UnFinArea
8	344800	1193	4/22/02	240000	UnFinArea
8	344800	1225	9/23/02	67822	DORRatio
8	437570	0095	5/29/02	170000	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 8
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	679810	0010	12/11/01	255000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	679810	0055	10/26/02	75286	DORRatio
8	679810	1000	6/3/02	198000	DIAGNOSTIC OUTLIER
8	679810	1005	9/10/01	110121	RELATED PARTY, FRIEND, OR NEIGHBOR
8	679810	1045	2/13/02	152000	DIAGNOSTIC OUTLIER
8	686820	0080	1/19/01	285000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	890100	0329	1/8/02	205000	ImpCount
8	890100	0333	8/27/02	240000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	890100	0360	2/7/01	380000	RELOCATION - SALE TO SERVICE
8	890100	0430	5/13/02	140000	DIAGNOSTIC OUTLIER
8	890100	0490	11/6/01	347500	ImpCount
8	890100	0555	12/14/01	169950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	890100	1036	5/24/01	90000	PARTIAL INTEREST (103, 102, Etc.)
8	890100	1061	8/13/02	130000	DORRatio
8	890100	1090	1/29/02	335000	ImpCount
8	890200	0386	10/18/02	30411	EXEMPT FROM EXCISE TAX DORRatio
8	890200	0400	12/17/02	284500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	942340	0112	3/5/02	279000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	990400	0017	12/7/01	178500	EXEMPT FROM EXCISE TAX
8	990400	0017	4/8/02	192500	BANKRUPTCY - RECEIVER OR TRUSTEE
8	990400	0096	8/27/02	329950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2003

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2003 Revaluation for 2004 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr